

MINUTES  
ARROWHEAD IMPROVEMENT ASSOCIATION  
SPECIAL BOARD MEETING  
FRIDAY, OCTOBER 19, 2018  
ARROWHEAD FIRE DEPARTMENT

**CALL TO ORDER, DETERMINATION OF QUORUM:**

President Kim Norwood called the Special Board Meeting to order at 9:00 AM. Present were: Kim Norwood, President; Dick Bloss, Vice President; Dale Breckenridge, Treasurer; Bridget Isle, Secretary; Patty Greeves, Member; and Larry Kontz, Member. Absent was Jim Matteson, Member. Also, present was Jacob With, AIA Legal Counsel from the Law of the Rockies.

A quorum was determined.

President Kim Norwood determined the need for an Executive Session. Patty Greeves moved to enter into Executive Session. Dick Bloss seconded and all approved. Executive Session was called to order at 9:03 AM.

**EXECUTIVE SESSION: Covering issues involving personnel, delinquencies/collections, legal disputes with owners and legal advice from counsel under CCIOA (C.R.S. Section 38-33.3-308(4) (a), (b), (e) and (f)).**

**ADJOURNMENT:** A vote to adjourn the Executive Session was made by Dick Bloss and seconded by Bridget Isle. All approved and the session was adjourned at 12:08 PM.

President Kim Norwood called the Special Board Meeting/Open Session back to order at 1:00 PM. Present were all the AIA board members listed above along with Jacob With. Two (2) Arrowhead property owners were also in attendance. The following items were on the agenda:

1. **Discussion on Sections of General Regulations – Patty Greeves** While finishing up the required review of our General Regulations, several areas are not currently addressed nor assessed fines for some situations. EXAMPLE: Areas which are not properly covered include “Fire Permit” violations, to include a property owner who leaves his/her property with a fire not properly extinguished. These violations must be addressed and included in our Regulations along with the specifying the fines to be assessed. Another area not addressed is the misuse of common ground. These are examples, not all inclusive, of several areas which are not yet properly addressed in our General Regulations. A more inclusive list of these areas will be prepared and addressed in the update of our General Regulations.
2. **Discussion on Forestry/Site Maintenance in Regulations – Dick Bloss** Dick addressed the maintenance and fine schedules of properties at Arrowhead that have become a fire hazard and an eye sore to the Association. Property owners’ lots that have not been maintained for years or cleaned up will be addressed by the BOD. Owners will be contacted regarding this issue and given the chance to either clean up their lots, or hire the work out. The board will look at different options on how to handle these lots and their owners. Every lot owner has a responsibility to the community to maintain their lots and create a reasonable “defensible space” in order to not allow

a preventable fire hazard to adjacent property owners and to our community. The Board will try to work with these property owners to resolve these situations and help where possible.

- 3. Review of 9 CCIOA Governance Policies – Patty Greeves** Patty and Jacob have been working on the remaining 9 CCIOA Governance Policies. Each Board Member has received these and is being asked to respond to Jacob on any legal issues and to Patty on all other matters with their thoughts and/or suggestions.
- 4. Completion of Discussions on Enforcement and Fines Schedule – Patty Greeves/Jacob With.** Jacob clarified and reviewed the changes to our enforcement and streamlined, uniform violation and fines schedule. First clarification was the duties and responsibilities of Arrowhead Patrol: Our Arrowhead Patrol is not an enforcement unit. Patrol can advise owners on regulations and advise them when violations are occurring. Patrol can bring violations directly to the Board to handle. The Association has posted the new complaint form on our website for owners who wish to file a formal or an informal complaint. Owners who have a complaint documenting an alleged violation filed against them will have the option to request a hearing or ask for a third-party attorney. The Association will have a list of local Montrose and Gunnison attorneys who are willing to act as a mediator to arbitrate on behalf of an owner. Owners accused of a violation may select from this list at their expense – or at the expense of the losing party. The goal of the Board is to simplify and organize violations and the applicable fine schedule so that all property owners can easily locate and understand them. The regulations are in place to protect each property owner. All of this information will also be posted on the Arrowhead website for owner review.
- 5. Discussion on recommendations from DRC – Patty Greeves.** Patty addressed a list of suggested regulation changes which the members of DRC would like Arrowhead to adopt for property owners along with a consistent fine schedule for violations. These suggestions and or changes will be posted in the DRC section on our website for all property owners to review before they are adopted. It is DRC and the BOD goal to organize and simplify the DRC section making it easier for the property owners to access and locate what they need to answer their questions and better understand the Design Review Committee guidelines and regulatory requirements.

A motion to adjourn the meeting was made by Larry Kontz and seconded by Dick Bloss. All approved and the Special Meeting was adjourned at 4:28 PM on Friday, October 19, 2018.

Approved as submitted at the January 19, 2019 AIA Regular Board Meeting.

*Bridget Isle*  
Bridget Isle,  
Secretary/Member,  
AIA Board of Directors,  
10/30/2018