

**MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
SATURDAY, OCTOBER 20, 2018
ARROWHEAD FIREHOUSE**

Call to Order - AIA Board President, Kim Norwood called the meeting to order at 1:00 PM.

PLEDGE OF ALLEGIANCE President Norwood led the owners in the Pledge of Allegiance.

DETERMINATION OF QUORUM:

Present were: President, Kim Norwood; Vice President, Dick Bloss; Secretary, Bridget Isle; Treasurer, Dale Breckenridge; Board Member, Patty Greeves; and Board Member, Larry Kontz. Absent was Board Member Jim Matteson. A quorum was determined sufficient to conduct business.

President Kim Norwood reported on the Executive Session and Special Meeting held yesterday, Friday, October 19, 2018. EXECUTIVE SESSION: Covers issues involving personnel, delinquencies/collections, legal disputes with owners and legal advice from counsel under CCIOA (C.R.S. Section 38.33.3.308) (a), (e) and (f).]

President Norwood reported that the agenda driven Special Meeting was open to the public and began at 1:00 PM. The Special Meeting adjourned at 4:28 PM on Friday afternoon, October 19, 2018. The following issues were covered: 1) Discussion on Sections of the General Regulations; 2) Discussion on Forestry/Site Maintenance in Regulations; 3) Review on CCIOA Governance Policies; 4) Completion of discussions on enforcement and fines schedules; 5) Discussion on recommendations from DRC. Two (2) Arrowhead property owners were present in the audience.

ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: President Norwood announced that one item needed to be added to Item #1 under "New Business" as Item #1b. AWM held October 14, 2018 to address an offer on 650 Balsam Drive. No other additions nor deletions were needed. Bridget Isle moved to accept the agenda with the one addition. Patty Greeves seconded and the motion carried approving the agenda as corrected.

APPROVAL OF THE MINUTES OF SPECIAL, REGULAR BOARD MEETINGS AND ANNUAL HOMEOWNERS' MEETING HELD FOR THE MONTH OF SEPTEMBER 2018:

- 1) The posted draft minutes for the AIA Special Board Meeting held on Friday, September 21, 2018, were approved as written with no additions or corrections.
- 2) The posted draft minutes for the AIA Regular Board Meeting held on Saturday, September 22, 2018, were approved as written with one date correction.

The motion to approve the draft minutes from the two September 2018 meetings as posted with one date correction on the Saturday meeting was made by Bridget Isle, seconded by Patty Greeves and the motion passed unanimously.

REVIEW OF FINANCIAL STATEMENTS: Treasurer Dale Breckinridge reviewed the current Treasurers Report along with delinquencies for the month of September 2018. Dale also addressed the AIA owned lots that have been sold in the last few months. See Dale's Treasurer's Report attached to these minutes for details.

OWNER COMMENTS: None

BOARD COMMENTS: None

OLD BUSINESS: Items held over for discussion/updating from the September 2018 meeting:

1. **Update on the Status of the Sale of the Arrowhead Ranch Water Company** – President Norwood announced that this would be his last update regarding any proposed purchase of the Arrowhead Ranch Water Company. To date, the board has not had any response to the requested "Letter of Intent to Purchase" from the ARWC. The Board will keep the Arrowhead community fully informed on any changes or news. However, at this time there are no further actions nor new news to report regarding this issue.
2. **Update on the Arrowhead Forest Refuse Site Relocation and Related Issues** - With the absence of Board Member Project Lead, Jim Matteson, Vice President Dick Bloss provided the board and attendees with an update on the Arrowhead Forest Refuse Site. Due to recent rain, snow and adverse weather conditions, the contractor, Western Gravel of Montrose, determined it unwise to continue with the project. Their concern is that continued work with heavy equipment and trucks on the newly graded road, damp due to recent weather, would destroy some of the work already completed. The BOD accepted the recommendation and concluded that it was necessary to complete this project early next summer. There is a sign at the entrance to the new Forest Refuse Site indicating the road closure. The BOD will keep the community fully informed as to the date of final completion.
3. **Update on Arrowhead Governing Documents** – Patty reported the Board has now completed the required, comprehensive review of all sections of the Governing Documents. Patty plans to have the Governing Documents with changes posted on the Arrowhead1.Org website by December 15th for all to review. The Board hopes to obtain final approval to these changes at the January 2019 AIA Regular Board Meeting.

NEW BUSINESS:

- 1. Review of Action Without Meetings (AWM).** President Norwood reported that the following AWM were held between our September 2018 AIA Regular Meeting and today's meeting:
 - a) AWM held 9/27, 2018 to accept or counter the offer received on 455 Aspen Trail, AIA owned property.
 - b) AWM held 10/14, 2018 to address an offer on 650 Balsam Drive, AIA owned property.

- 2. Setting of AIA Meeting Dates for 2019 –** Secretary Bridget Isle announced the following dates for Arrowheads board meetings to be held in 2019: January 18 & 19, 2019, to be held at the AML; May 17 & 18, 2019, to be held at the AML or TBA; June 21 & 22, 2019, at the Arrowhead Fire House; July 19 & 20, 2019, at the Arrowhead Fire House; August 16 & 17, 2019, at the Arrowhead Fire House; September 20 & 21, 2019, at the Arrowhead Fire House; and October 18 & 19, 2019, at the Arrowhead Fire House. There is a possibility of a "Special Budget Meeting," if needed, which would be scheduled on the September or October meeting dates, similar to what was done this year. (All dates and locations are subject to change with the required notification to the community).

COMMITTEE REPORTS:

- 1. Communications – Lisa Ditmore** Lisa will be sending out reminders of the due dates. November 20, 2018, is the due date for all articles and advertisements which are meant to be published in the next Smoke Signals. Lisa reminded attendees that she (Lisa), and Robb will be working on the major upgrade of the website. So please be patient if the website is down for a few hours. Lisa also stated that they would be saving the old site and plan to have a link to it to provide access to all the information stored at the old site. This is the most economical way to have the past archives saved for the community to access. The goal is to flip the switch over to the new site beginning on January 1, 2019. Lisa announced that they would be looking for someone to keep track of the snow levels at Arrowhead. Our gratitude and public acknowledgement of Arrowhead resident, Linda Dysart, for her hard work and due diligence in tracking snow levels for the Arrowhead community for the last decade.

- 2. Design Review Committee – Patty Greeves for Earl Fay.** DRC has completed all their meetings planned for the 2018-year. Patty reported that DRC has drafted a list of suggested changes they would recommend the Board adopt. These suggestions have been discussed and all ideas and changes will be posted for owners to review. DRC will be looking for two more board members for 2019. If interested, please contact Patty.

- 3. Fire Protection District/AIA Fire Department –** The next regular meeting date for an Arrowhead Fire Protection Board Meeting will be November 9, 2018. Meetings are open to all Arrowhead Residents.

- 4. Forest Management – Dick Bloss (for Bill Conway),** reported that he has posted a map up in the back of the room for interested residents to examine to see information regarding the upcoming timber sales. The new gravel pit has been established up country off the Alpine. Logging will start September 2019 up country and the successful bidder was Montrose Forest Products. When logging begins, the Board will remind the community with an Arrowhead Blast email. Dick also indicated that several parts of the upcountry Alpine Road will undergo construction to widen and improve the road for the logging operations. He further reminded the community that it's time to order their MCH Packs. Information on how to do so is posted on the Forest page on our website. If you have any questions, Bill Conway welcomes calls and looks forward to assisting Arrowhead property owners.
- 5. Heavy Equipment/Maintenance – Dick Bloss (for Jim Matteson),** reported that the Association has not had a need to do any unscheduled equipment maintenance or repair work for the last several months. The Association plans to address the Patrol car issue in the near future. Patty reminded the community that both Montrose (24th of October) and Gunnison (25th of October) will be holding meetings open to the public for comment regarding the proposed major work on Highway 50 and affecting access to the Alpine Plateau Road as well as creating closures of Highway 50.
- 6. Patrol – Dave Reddish** Dave reported that currently Patrol has a full staff. As the Winter Parking Lot is now open, we currently have residents requesting to park cargo trailers along with snowmobiles in assigned areas. Dave reminded the residents to contact Patrol for proper instructions to have your 'driveways run' (to pack the snow and keep them open for use), during the winter months. Dave and all of Patrol publicly expressed their gratitude for all the work accomplished by Don Koeltzow, President of the Arrowhead Fire Protection District Board of Directors, and his volunteer helpers, for the installation of the Arrowhead 'address numbers.' These signs with lot addresses have already proven to be a huge help for Patrol as they attempt to locate property sites. These 'address numbers' are life savers when fire, rescue and medical personnel when minutes count most.

OWNER ANNOUNCEMENTS AND COMMENTS: Carla Vavrik reminded the community of an Auxiliary Brunch scheduled for November 6, 2018 at the Fire House beginning at 10:00 A.M. Please contact Carla to sign up to bring food items and find out what types of donations are needed.

BOARD ANNOUNCEMENTS:

- a) There will be a "Special Budget Meeting" following this Regular Meeting.
- b) Vice President, Dick Bloss will conduct a presentation to follow the Special Budget Meeting on "Winter Living at Arrowhead". Dick will cover many important issues and answer questions. Please plan on attending.

ADJOURNMENT: With no further announcements or business, a motion to adjourn was made by Bridget Isle, seconded by Larry Kontz and passed unanimously. The meeting adjourned at 2:05 PM.

Approved at the AIA Regular Board Meeting on January 19, 2019, as submitted by Bridget Isle, outgoing Secretary/Member, AIA Board of Directors.

Bridget Isle
Bridget Isle
Secretary/Member
AIA Board of Directors

10/30/2018

During the DRAFT phase of the Meeting Minutes, some reports, letters and/or correspondences presented by employees, committee members or BOD members may not be available for posting. They will be attached upon receipt if received before the DRAFT has been approved by the Board of Directors.

Attachments:

- 1) Communications Report**

Attachment 1: Communications Report

Communications – October 2018 Report:

SMOKE SIGNALS:

- Because of the Thanksgiving holiday, ALL articles and advertising for the **Dec/Jan 2019 edition of Smoke Signals** will be **due no later than Tuesday, November 20th.**

(AIA) Facebook Page:

- Our page has **979 “Likes”** and is **followed by 960 people.**

AIA WEBSITE: Our Webmaster, Robb Pennie has started the conversion to our new website platform.

- **Preserving & Storing 12 years of Data:** Because our current website has a TEMENDOUS amount of documentation and history (meeting minutes, agendas, financials, smoke signals, mountain living, etc.), spanning over 12 years (since it’s conception), Robb and I discussed a method for preserving all the

information...while saving the Association \$\$\$\$ and Robb's time from not having to transfer over all the history to the new site.

Our plan is to "archive" the soon-to-be "old website" and just "link" it to the new site (especially for those web-pages that need to provide the archived material). The cost of site hosting the soon-to-be old (archive) site will be less than \$100.00 a year, for the next 5 years...verses Robb's cost of \$50.00 per hour times (X) 25+ hours of conversion time to move all that history.

Our new website will be the same domain address as we currently use: www.arrowhead1.org
The old (current) website will renamed: www.arrowhead1archive.org

• **Conversion Timeline:** *(barring any hiccups or setbacks, this is just a tentative timeline.)*

○ **October 2018 through December 2018:** Robb will begin developing the new platform/website, building

the same web pages we currently have in use. We will continue to use and update our current website/platform up until December 31st, 2018.

○ **January 1st, 2019:** The plan is to flip the switch off our current/old platform and go LIVE with the new site. This will ensure a clean cutoff, preserving all the OLD information from 2006 to 2018.

As with any type of website conversion or rollover, both Robb & myself would like to thank everyone in advance for their patience! We will keep the BOD and Association members informed and up-to-date with the conversion process.

Arrowhead Snow Reports: After many, many years of volunteering her time to produce our community snow reports, our beloved Snow Queen, Linda Dysart is retiring and turning in her yard stick (a figure of speech). If there is anyone who is planning to live and spend the entire winter season in our majestic wonderland and would be interested in taking on the tradition of keeping the snowfall records for our community, please send a private message to this Facebook page or you can email me, Lisa Ditmore at aiasmokesignals@gmail.com and title your message: Snow Report Enthusiast!!

Lisa Ditmore

AIA Communication Manager

AIA Website: www.arrowhead1.org

AIA Facebook page: <https://www.facebook.com/ArrowheadinColorado.AIA/>

Smoke Signals: aiasmokesignals@gmail.com

AIA Blast Email: arrowheadblast@gmail.com