

MINUTES  
ARROWHEAD ANNUAL OWNERS' MEETING  
ARROWHEAD FIREHOUSE,  
SATURDAY, AUGUST 18, 2018  
IMMEDIATELY FOLLOWING THE SCHEDULED AIA REGULAR BOARD MEETING

Vice President Dick Bloss called the Annual Owners' Meeting (AOM), to order at 3:12 PM. The Pledge of Allegiance was completed and it was determined that a quorum was present. Present for the 2018 AOM: Vice President, Dick Bloss; Secretary, Bridget Isle; Member, Jim Matteson; Member, Patty Greeves; and Member, Larry Kontz. Excused absences included President, Kim Norwood, and Treasurer, Dale Breckenridge. Also present at this meeting was Jacob With, Legal Counsel, from Law of the Rockies.

**Welcome Message:** Vice President, Dick Bloss read a prepared message from Arrowhead President, Kim Norwood to the attendees.

**Introduction of 2018 Board of Directors and Reports:** Board members present introduced themselves and each gave a brief accounting of their areas of responsibility to include the board committees for which they act as the board liaison.

**Treasurer's Report** – Dick Bloss presented for Dale Breckinridge. See attached report.

**John Krall Committee Award Announcement 2018:** Dick Bloss announced that the 2018 John Krall Award was presented to Bill and Joyce Boulter at a Thursday property owners' dinner at the Arrowhead Mountain Lodge this month and not at our AIA Regular Board Meeting. Dick explained that the John Krall Award was named in honor of a long-time property owner who donated an extraordinary amount of his own time as a volunteer to help on community projects. This award is an opportunity for the AIA Board of Directors and our Arrowhead Community to recognize a property owner who, like John Krall, stood out during the preceding year through their giving spirit and willingness to volunteer their own time working towards the betterment of our Arrowhead community. This annual award allows us to publicly acknowledge and thank some of the very special people who make Arrowhead the special place it is.

**Annual Committee Reports and Job Reports:**

**Arrowhead Patrol** – Leonard Wasilewski provided a brief summary of Patrol responsibilities and examples of the services Patrol provides for the community. Leonard urged new owners not to hesitate calling Patrol with their questions. Patrol is there to help and make life safer for all Arrowhead owners and their visitors.

**Communications** – Lisa Ditmore presented how each property owner can best acquire the information they need on Arrowhead. She briefly addressed what can be found on our Arrowhead1.org web page. Lisa covered the content and how to download the extremely informative, new Arrowhead Living Booklet. Although found on line, the

booklet can be downloaded and printed by individual Arrowhead property owners. See attached report.

**Design Review** – Earl Fay, DRC Committee Chairman, emphasized that the DRC mission is to help property owners and urged owners to contact him with any questions or for guidance they might need with building projects and/or any matters that fall under the DRC's purview. Earl's e-mail address can be found on our Arrowhead1.org website. See attached report.

**Forest Management** – Bill Conway, introduced himself to all new owners in attendance. He briefly addressed the bark beetles and the damage they do to the conifers. He also explained the ways each Arrowhead property owner can help combat these beetles. Bill invited property owners to contact him with questions on how to determine if a tree needs to be removed. There is a fine if live trees are cut without advanced approval. So, if you have any doubt, please give Bill a call. See attached report.

**Heavy Equipment** – Jim Matteson stated that our Heavy Equipment expenditures are the largest items in our Arrowhead budget. He addressed and explained our "Reserve Study" and how it works. Our association is still looking for a new water truck and hopes to find one before next summer. Jim answered several questions from new owners regarding maintenance of the filing roads.

**Fire Protection District** – Don Koeltzow addressed the difference between the Fire Protection District and our Arrowhead Volunteer Fire Department. Don explained that Arrowhead runs on volunteers and Don urged anyone interested in joining the Arrowhead Volunteer Fire Department to please contact any AVFD member. He also invited any and all interested owners to attend any of the posted Arrowhead Fire Protection District meetings that are posted on the AIA website and on the bulletin boards just outside the door and at the Arrowhead Mountain Lodge. Don explained the locations of the two Emergency Medical Service helipads, which are the current medevac helicopter landing zones here at Arrowhead. Don provided information on the location and use of the automated external defibrillators (AED's), located around the community.

**Election Committee** – In the absence of Chairperson, Lindy Lindner, Bridget Isle, who is the Board Liaison gave a brief summary of how our AIA Board Elections are usually accomplished when we have more candidates than open seats on the Board. Both last year and this year, we have had the precise number of candidates as vacated board seats, so, again this year, no election will be held and there will be a dollar savings for the community.

**Introduction of Candidates for the 2019 AIA Board of Directors:** The two candidates who will be seated on the 2019 AIA Board of Directors at the AIA Regular Board Meeting to be held in January, 2019, were introduced: (1) Keith Dalton and (2) Lowell Kinchey each spoke briefly covering their respective backgrounds and expressed

their enthusiasm to serve as they anticipate beginning their terms next year as board members.

**Owner Comments:** NONE

**Board Announcements:** An Educational Presentation by Dick Bloss followed for all interested owners. Refreshments were provided during the short break immediately following the Regular Board Meeting. Following the Arrowhead Owners' Meeting, two new Arrowhead property owners remained for the "Arrowhead Life" presentation by Dick Bloss. Jacob With, from the Law of the Rockies, also remained after the Annual Owners' Meeting to answer any questions.

**Adjournment:** A motion by Bridget Isle to adjourn was seconded by Larry Kontz and passed unanimously.

The Annual Owners Meeting adjourned at 4:10 P.M., Mountain Daylight Time.

Approved as submitted at the AIA Regular Board Meeting on September 22, 2018.

*Bridget Isle*

Bridget Isle  
Secretary/Board Member  
AIA Board of Directors

8/24/2018

**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:**

**Treasurer's Report**

**DRC Report**

**Communications Report**

**Patrol's RV Report**

**Attachment 1: Treasurer's Report**

**Treasurers Report**

For the month of July,2018 we had \$94,313 of income and expenditures of \$34,293 plus \$436 of capital expenditures for the water truck and the new forest refuse site for a net income of \$59,585.

For year to date we have a total income \$305,579 and total expenditures of \$237,430 plus \$436 in capital expenditures. The net income for 2018 through July is \$67,713.

The \$29,997 that was withdrawn from our checking account to pay for a replacement water truck has been deposited back into our checking account. The income statement, line item 852, shows a lesser amount of \$29,591 being returned. This is because the expenses to inspect the water truck in person in California in the amount of \$405 were charged to this line item and reduced the amount returned to the value shown for line item 852 on our income statement.

Our balance sheet shows our member contribution (reserve funding) at \$542,436 and \$100,000 in operational reserves. We are in the process of purchasing a replacement water truck with up to \$50,000 from our reserve funds, which is shown as a capital expenditure on our income statement.

**Delinquencies in Dues as of August 12, 2018**

There are 15 lots more than 180 days overdue in paying dues for a total amount due of \$14,094 with one of these delinquent lots owing less than one years worth of dues (\$480).

One of our top delinquent lots has been claimed by a treasurers deed for unpaid taxes in early July and is no longer delinquent and we have had to write off the delinquent dues for this lot.

**Monetary Assets as of July 31, 2018**

**Checking/Savings**

<b>101 - Checking</b>	\$156,335
<b>106 - Money Market Funds</b>	\$565,142
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<b>Total</b>	<b>\$721,477</b>

**Attachment 2: DRC Report**

## DRC report to the board August 2018

- Projects submitted for 2018 building season.  
34 projects
- Total Projects for 2018
  - House - 5
  - Garage - 2
  - Structural Remodel – 2
  - Utilities - 4
  - Driveway – 7
  - RV Pad - 4
  - Shed - 8
  - Dog Runs – 2
- 21 projects from prior years for a total of 55 projects being followed at this time.
  
- Active DRC members 6
  - Earl Fay                      Joanie Aufderheide
  - Bill Bensley                 Bill Morris
  - Jeff Wolkart                 Jennifer Thomas
- 2 members of the committee have resigned health issues and no time to commit to the DRC.

Attachment 3: Communications Report

## Communications – August 2018 Report:

### SMOKE SIGNALS:

- All articles for the **October/November 2018** edition of **Smoke Signals** will be **due no later than**

**Tuesday, Sept. 25th.**

- All advertising is due **no later than Thursday, August 20th.**

### (AIA) Facebook Page:

- Our page has **953 “Likes”** and is **followed by 937 people.**

**AIA WEBSITE:** Robb Pennie and I will begin upgrading the website during this Fall season.

### NEW “Living in Arrowhead” booklet:

Is now posted on our website. Owners have two ways to view this booklet. We offer the Online Publication or they print of the PDF version.

## Lisa Ditmore

AIA Communication Manager

AIA Website: [www.arrowhead1.org](http://www.arrowhead1.org)

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

Smoke Signals: [aiasmokesignals@gmail.com](mailto:aiasmokesignals@gmail.com)

AIA Blast Email: [arrowheadblast@gmail.com](mailto:arrowheadblast@gmail.com)

### 2018 Annual Report for Communications

by Lisa Ditmore

### (AIA) Facebook Page:

	2017	2018	
Likes	850	953	+103
Followed by	803	937	+134

*During last weekend’s **Russell Fire emergency**, our Facebook page was an exceptional and useful tool for getting the critical and urgent communications from Gunnison Emergency Management and the Regional 911 center, out to our owners, family members and friends. Our viewership was “off the charts,” averaging over 3500 views per post during the fire’s activity.*

**AIA WEBSITE:** Our Webmaster, Robb Pennie and I will begin working on a timeline for upgrading our web site during the Fall season. During this upgrade, we asks that everyone please be patient during this period of minor interruptions and we will do our best to keep everyone informed of our progress. We will utilize our Facebook page to provide important and timely information as much as possible.

**BLAST EMAIL LIST:** If you want to receive important messages and community updates in the form of an email, I encourage owners to be added to our Arrowhead Blast Email listing at [arrowheadblast@gmail.com](mailto:arrowheadblast@gmail.com)

This list is confidential and a “post only” email account.

**The NEW “2018 Living in Arrowhead”** booklet is now published online. This booklet is a great reference guide that provides a tremendous amount of information about our Arrowhead community. Owners are encouraged to visit our website to read and/or print off this booklet and share it with their guests and/or visitors.

***Lisa Ditmore***

***AIA Communication Mgr.***

Smoke Signals: [aiasmokesignals@gmail.com](mailto:aiasmokesignals@gmail.com)

Facebook: [aiafacebook1@gmail.com](mailto:aiafacebook1@gmail.com)

Blast Email: [arrowheadblast@gmail.com](mailto:arrowheadblast@gmail.com)

**Attachment 4: Patrol’s RV Report to the BOD**

**Subject: 2nd RV Data**

Gentlemen

Attached is the last revised spreadsheet of our 2nd RV log.

Patrol logged 164 sites with one or more RVs visible.

We were unable to meet with owners of 46 sites - 72% of owners were contacted

22 sites indicated that a 2nd RV would be present on an RV site or occupied on a cabin site

Attached is the latest Excel spreadsheet. The pink indicates owners not contacted.

The log book with hard copies will be turned over to Kim.

Send questions my way. Please be aware that I will be practicing/performing with bands in Silverton all next week and Lake City during the August board meeting.

Sincerely,

David Reddish

(970) 497-6993

[t.reddish@bresnan.net](mailto:t.reddish@bresnan.net)

## **Attachment 5: Forest Manager Report**

### FOREST MANAGER REPORT

#### OWNERS MEETING

8/18/18

#### INSECT AND DISEASE

Insect and disease problems were a mixed bag in 2018. We are doing great within Arrowhead but the surrounding area is a mess.

A cold rain occurred last summer just as the spruce bud worms were turning into moths. That interrupted the life cycle of the spruce bud worm and the resulting damage was greatly reduced in 2018.

Within Arrowhead the spruce beetle continues to be present at a relatively low levels. Spruce blowdown that occurred over the winter and spring are being utilized as trap trees and will be removed this fall. Trap trees are blown down trees that attract beetles at about ten times the rate of a standing tree. Douglas fir beetle continues to show up in small patches at Arrowhead. The last few years 35 to 60 Douglas fir over 20 inches diameter were killed each year. This year that number is seven; a dramatic improvement. The number of Douglas fir beetles caught in traps was also down dramatically to about 1/3 of the last few years.

There is no way to know for sure the reason for these declines, but the fact that the community as a whole continues to support the MCH program with over 15,000 MCH packs being put up this year could very well be a big factor. During a recent visit by the Forest Service Regional entomologist, Roy Mask said that Arrowhead was one of the few success stories he has heard of in Colorado.

Douglas fir and spruce beetle continue to be a major concern on other ownerships all around Arrowhead. The spruce beetle has spread rapidly through the Forest Service land on the Alpine Plateau. About 3,000 acres will be logged over the next four to five years to remove the beetle killed spruce. The logging will have no effect on the control of spruce beetles but will utilize the dead trees and reduce the danger of a large fire. Much of the logging is expected to occur in the snow beginning in the late fall of 2019. Discussions are underway to have requirements in the contract to provide for safe log haul, road maintenance, and to reduce conflicts with snowmobiles. For example; we have already reached agreement that there will be no log haul on weekends after Friday noon, no log haul on any federal holiday, and no haul between Christmas and New Years.

The spruce beetle has attracted much interest and money to the Alpine Plateau. In preparation for the coming timber sales, side roads off of the Alpine road on Forest Service land are currently being worked on with a cat under contract to the Forest Service. A larger project to do work on the Alpine Road is still planned to be contracted later this summer and some work may still occur before winter. We will keep you posted.

Douglas fir beetle is taking a heavy toll in the bottom of the canyon along Hwy 50 and is moving up along the Alpine on BLM and private land. Heavy Douglas fir mortality continues on the BLM land on the ridge east of Arrowhead. There are no plans to log any of this beetle kill.



Owners need to be aware that beetles are attracted to wind thrown Douglas fir and spruce trees. Douglas fir are of particular concern because the beetles will emerge from the down trees next spring and go into the closest large Douglas fir trees. The down trees should be removed from Arrowhead before winter or cut up, split into fire wood and spread out in the sun to dry.

Another method to control Douglas fir beetle is to remove the infested standing trees before the beetles can fly to nearby trees in the spring. This is an expensive and labor intensive process that fortunately has only been necessary in a few cases in 2018.

#### MITIGATION AND DEFENSIBLE SPACE

Generally this work has been reduced this year because the Forest Refuse Site has not been available. Grants to pay part of the cost continue to be available from the Western Region Wildfire Council. Two of those grants are currently being applied for. The Forest Manager acts on behalf of the State Forest Service to assist owners in applying for and implementing this program.

#### INSURANCE

There have been three owners notified that they need to do additional defensible space work in order to maintain their insurance. If you receive that type of notification, contact myself or Fire Chief Jim Gelsomeni and we can help with implementing a defensible space plan and providing detailed information on the fire department.

#### HAZARD TREES

There continues to be frequent requests for the Forest Manager to review properties for trees that could be a hazard to structures or parking areas. While there is no definitive way to predict which trees will fall down, there are many indicators that are pointed out to owners and permits provided for the tree removal. Over 40 permits have been written so far this summer.

Trees on community property can occasionally be a hazard to improvements on private lots. In those situations the AIA will take responsibility for removal of the hazard tree.

Dead and dying trees along filing roads have not been cut yet this year. Some of that work may occur yet this fall after the Forest Refuse Site opens

#### FOREST REFUSE SITE

Tree cutting is currently underway on the new Forest Refuse Site and bids are being accepted to do the earth work

#### COMMUNITY CLEAN UP DAYS

Clean up days are held each month to remove forest debris along roadsides and other selected areas. This program results in a large direct cost savings to the AIA and the hours of work are also used to provide monetary off set when applying for grants to do work on community property.

#### FIREWISE

Volunteer hours and money spent on the new Forest Refuse Site will be used to renew Arrowhead's annual certification as a Fire Wise community. Volunteer hours are credited at \$24.14 per hour. Being

certified Firewise community is helpful to residence in obtaining insurance and if you are a veteran insured by USAA you qualify for a 10% discount.

#### PERMITS

A written permit is required from the Forest Manager to cut any green tree at Arrowhead. Cutting green trees over 2 inches in diameter without a permit can result in a fine of \$1,000 per tree. The AIA does not want to be in the business of issuing such fines. Please contact the Forest Manager if you want to cut a green tree. Forest Manager Bill Conway has over 45 years of forestry and wildland fire experience to help you make good decisions regarding the trees on your property.

William Conway

Arrowhead Forest Manager

End of Attached Reports