

**APPROVED**  
**ARROWHEAD IMPROVEMENTS ASSOCIATION**  
**Regular Board Meeting**  
**Saturday, September 21, 2019**  
**ARROWHEAD FIREHOUSE**

This meeting was digitally recorded and owners may access the audio file at:

[https://www.dropbox.com/s/rqukozh4d53ikd3/September%2021%2C%202019 Regular%20Meeting.mp3?dl=0](https://www.dropbox.com/s/rqukozh4d53ikd3/September%2021%2C%202019%20Regular%20Meeting.mp3?dl=0)

*Note: The recording position for the start of each Agenda Item and Vote is highlighted in yellow.*

**PLEDGE OF ALLEGIANCE:** Vice President Dick Bloss led the owners in the Pledge of Allegiance.

**CALL TO ORDER:** Bloss called the meeting to order at 1:00 p.m.

**DETERMINATION OF QUORUM:** Present were: Vice President Dick Bloss, Secretary Keith Dalton, Treasurer Lowell Kindschy and member Larry Kontz. President Patty Greeves and member Jim Matteson were absent excused.

A quorum was determined. 01:11

**ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA:** None 01:27

**APPROVAL OF THE MINUTES OF SPECIAL AND REGULAR BOARD MEETING HELD ON AUGUST 17TH, 2019:**

**Vote - approve Regular and Special Meeting minutes:** Motion by Dalton, seconded by Kindschy. Unanimously approved. 01:30

**REVIEW OF FINANCIAL STATEMENTS:** Kindschy reported on financials from August 2019. The Treasurer's Report is attached to these minutes for details. 02:00

**Vote - approve Draft Financial Reports for August 2019:** Motion by Kindschy, seconded by Kontz. Unanimously approved. 04:09

**OWNER COMMENTS:** None.

**OLD BUSINESS:**

1. Survey procedure – count process and results – Dalton 05:05

2. **Vote – accrual method of financial reporting:** Motion to take from table by Kindschy, seconded by Dalton. (08/17/2019 – to pass - Motion by Kindschy, seconded by Dalton) – Unanimously approved. 14:45

#### **NEW BUSINESS:**

1. Report and review of Action Without Meetings (AWM) held between August 17, 2019, meeting until present date – Bloss. 38:52
  - a. AWM – September 09, 2019 - **Vote - accept offer on 764 Crest Drive:** accept offer from Tamarack Group, Inc. for \$10,000 with a closing date of September 27, 2019 and reject offer from Arrowhead Ranch Real Estate for \$9,500 with a closing date of October 10, 2019. – Motion by Dalton, seconded by Kontz - Unanimously approved.
2. **Vote - authorize posting of RESOLUTION FOR AMENDMENT TO REGULATIONS ADOPTED JUNE 22, 2019 to be voted on at a Regular Meeting on December 28, 2019-** Motion by Dalton, seconded by Kontz. 41:05
3. **Vote- approve Storage agreement with AFPD:** Motion by Kindschy, seconded by Dalton. Motion by Kindschy, seconded by Kontz. Unanimously approved. 01:20:40
4. USPS, FedEx & UPS boxes. Bloss and Lisa Ditmore 01:22:00

#### **COMMITTEE REPORTS:**

*\*\*\* Reports presented at Annual Owners Meeting \*\**

#### **REPORTS FROM OTHER ENTITIES:**

*\*\*\* Reports presented at Annual Owners Meeting \*\*\**

#### **ANNOUNCEMENTS:**

1. Resignation of Board member Kim Norwood – Bloss 01:28:57
2. Board seat vacancy – to be filled by affirmative vote at the Regular Board Meeting on October 19, 2019. (AIA Bylaws, Article I, section 3.5) 01:29:40

#### **OWNER ANNOUNCEMENTS AND COMMENTS:**

1. Bob Hernandez – Requested open Board seat not be filled by affirmative Board vote and that 4<sup>th</sup> place finisher in election be appointed. 01:30:38

**ADJOURNMENT: Adjourn meeting: 01:34:05**

The meeting adjourned at 2:34PM.

Submitted by Keith Dalton, Secretary/Member, AIA Board of Directors.

**KEITH DALTON**  
**Secretary/Member**  
**AIA Board of Directors**

09/30/2019

**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) AIA Board of Directors Statement**
- 2) Shed size survey result & Discussion**
- 3) RESOLUTION FOR AMENDMENT TO REGULATIONS ADOPTED JUNE 22, 2019**
- 4) Letter of resignation – Board Member Kim Norwood**

## **AIA Board of Directors Statement**

**September 21, 2019**

Your AIA Board of Directors has proposed a RESOLUTION FOR AMENDMENT TO REGULATIONS ADOPTED JUNE 22, 2019, which will increase the maximum allowed shed size from the current 200 square feet to 350 square feet. This proposal is supported by all seven members of the Board, and comes after several months of considering personal and email owner input, conducting Special Meetings and, most recently and significantly, the results of an owner survey. The Board also unanimously supports utilizing the mean average of responses process it utilized in reaching an increased size and believes it best represents a fair and equitable resolution to a highly contentious issue.

The Board is also unified in its decision to schedule a Regular Board Meeting for December 28, 2019, at the Arrowhead Mountain Lodge at 1:00pm. The proposed RESOLUTION FOR AMENDMENT will be voted on at that meeting. The current members of the Board feel a responsibility to resolve the shed size issue by conducting a vote before their terms expire, rather than leave it for the new Board of Directors being seated in January 2020. This issue was previously scheduled to be voted on as part of restatement of Regulations last January. A concern of owners was that the two new members of the Board seated at that meeting were not in a position to make an informed decision. A vote by the current Board on December 28, 2019, will address this concern. It will also allow the next Board to start their term “with a clean slate” and immediately proceed with other important AIA business.

Finally, the Board would like to thank all owners who have attended meetings, provided personal input, sent emails and returned the survey. It was your input that has resulted in the proposed RESOLUTION FOR AMENDMENT being presented to you today.

## Shed size increase survey results

Total surveys returned and counted - 528 or 63% of eligible lots.

Number approving of an increase (250-500sf) - 322

Number disapproving of an increase (200sf) - 206

Owners approved an increase by a margin of 116 returns, or 61% approved to 39% disapproved.

200sf – 206 / 39.2% (Current Maximum)

250sf – 25 / 4.7%

300sf – 53 / 10%

350sf – 15 / 2.8%

400sf – 53 / 10%

450sf – 08 / 1.5%

500sf – 168 / 31.8%

Total – 528 / 100%

### Discussion

The question before the Board is compound:

- 1) First, do a **majority of returned surveys** have an increased maximum square footage selected?
- 2) If yes, then what is a reasonable increase considering the selections.
- 3) If no, then no further consideration would be given to an increase in maximum shed size.

A significant majority of returned surveys selected shed size increases from 250sf to 500sf, versus the current maximum of 200sf. It is clear ***the majority of respondents support an increase.***

The Board considered three ways of calculating the mean average of square footage as selected:

- 1) The mean average of *affirmative* selections. Those of increased sizes only, from 250sf - 500sf.
- 2) The mean average of *all* selections. Including the current maximum of 200sf.
- 3) The mean average of selections *excluding* those of 200sf & 500sf.

***As a compromise, the Board has selected to propose an increase to 350sf.*** As documented in the tables below, the mean average of *affirmative* selections is 423sf. Rounded to the nearest 50sf = 400sf. The mean average of *all* selections is 335sf. Rounded = 350sf. The mean average of the returns *excluding* the 200sf and 500sf *selections* is 339sf. Rounded = 350sf. The last calculation was an attempt at compromise, since the largest percentage of returns (71%) are on opposite ends of the spectrum. As is so often the case in local, state and national politics, the middle most often decides an issue.

The Board understands that those owners *most opposed to any increase or in favor of a maximum increase* in shed size will likely not be pleased with our proposal. However, we have heard from many owners who only wish this matter to be resolved in a fair and equitable manner, and for the Board to tend to the other important business of the AIA.

**1. MEAN AVERAGE SQUARE FEET - AFFIRMATIVE RETURNS**

<b>Sq Ft</b>	<b># Votes</b>	<b>Average % of Affirmative Returns</b>	<b>Total votes x Sq Ft</b>	<b>Total Average Sq Ft</b>
250	25	7.77%	6250	
300	53	16.46%	15900	
350	15	4.66%	5250	
400	53	16.46%	21200	
450	8	2.48%	3600	
500	168	52.17%	84000	
<b>2250</b>	<b>322</b>	<b>100</b>	<b>136200</b>	<b>422.98*</b>

**2. MEAN AVERAGE SQUARE FEET - ALL RETURNS**

<b>Sq Ft</b>	<b># Votes</b>	<b>Average % of All Returns</b>	<b>Total votes x Sq Ft</b>	<b>Total Average Sq Ft</b>
200	206	39.02%	41200	
250	25	4.73%	6250	
300	53	10.04%	15900	
350	15	2.84%	5250	
400	53	10.04%	21200	
450	8	1.52%	3600	
500	168	31.82%	84000	
<b>2450</b>	<b>528</b>	<b>100.00%</b>	<b>177400</b>	<b>335.98*</b>

**3. MEAN AVERAGE SQUARE FEET – EXCLUDING 200SF & 500SF**

<b>Sq Ft</b>	<b># Votes</b>	<b>Average % of All Returns</b>	<b>Total votes x sq ft</b>	<b>Total Average Sq Ft</b>
250	25	4.73%	6250	
300	53	10.04%	15900	
350	15	2.84%	5250	
400	53	10.04%	21200	
450	8	1.52%	3600	
<b>1750</b>	<b>154</b>	<b>29.17%</b>	<b>52200</b>	<b>338.96*</b>

\*Total votes x sq ft/# Votes

**RESOLUTION FOR AMENDMENT TO REGULATIONS ADOPTED JUNE 22, 2019**

The Board of Directors of Arrowhead Improvements Association, Inc. (the "Association"), upon the affirmative vote of the majority of the Board of Directors of the Association at a properly noticed meeting at which a quorum was present and after complying with the notice and comment period procedures of Article 12 of the Regulations adopted June 22, 2019 (the "Regulations"), resolves as follows:

**A. Recitals.**

1. The Board of Directors is permitted to adopt this resolution pursuant to the governing documents of Arrowhead and AIA and Colorado law.
2. The Board of Directors determined that there is a need for the proposed revisions to the Regulations in order to meet requests for additional lot storage and assist with cleaning up lots.
3. The Board of Directors considered the immediate and long-term impacts and implications of the Resolution and determined that it Resolution will help meet the needs of the community and address existing and future concerns.
4. The Board of Directors considered whether a conflict exists between AIA's governing documents, applicable local, state or federal regulations and statutes and the proposed policy, procedure, rule or regulation and determined that no such conflict exists.

**B. Resolution.**

Accordingly, the Board of Directors of the Association hereby RESOLVES that the Regulations are amended as follows:

1. Section 20 of Article 20 of the Regulations is hereby amended to increase the maximum size of a shed from two hundred (200) square feet under roof to three hundred and fifty (350) square feet under roof.

Except as set forth above, no other changes are made to the Regulations. The Regulations shall be republished with these changed engrossed therein and noting the date hereof as the date of adoption.

RESOLVED THIS \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Arrowhead Improvements Association, Inc.

**SECRETARY CERTIFICATION:**

By: \_\_\_\_\_

\_\_\_\_\_, President

\_\_\_\_\_

\_\_\_\_\_, Secretary

AIA Board and Owners,

August 27, 2019

Many of you are aware that our youngest son's wife has Stage 4 Cancer. It is a very rare and aggressive form of cancer that spread rapidly to her lungs, pelvis, abdomen and liver. To date, no one with this cancer has lived beyond 5 years. She is now at the 3 year mark in her battle. I still believe in miracles and the power of Almighty God, but short of a miracle doctors have not given her reason for optimism.

Four months ago, our son called us and asked if we would be willing to move closer to their home in Charleston, SC. With two small boys, ages 6 and 8, he is facing the prospect of becoming a single dad and is asking for our help.

After 26 moves we had high hopes that this move to Arrowhead would be our last move. The fact is, we love our life in Arrowhead. We love our house, the mountains, the trees, our friends, our community and the snow... but the mud, not so much. However, we love our family even more. Because of that we put our home up for sale in late May and it sold on August the 8<sup>th</sup>. Our closing will be before our next board meeting in September.

Therefore, I am hereby submitting my resignation as a member of the AIA Board of Directors effective September 16, 2019.

Respectfully,

Kim Norwood