

Arrowhead Improvements Association
Board Meeting
Inn at Arrowhead
Saturday, 16 June 2012
2:00 PM

1. **Call to Order—Bob Hernandez**

2. **Determination of Quorum—Bob Hernandez** determined a quorum was present with Board Members Bob Hernandez, Al Hale, Rich Ostrom, Don Koeltzow and, Sharon Pugh. Larry Bruestle was excused. There were approximately 35 owners in attendance.

3. **Approval of Minutes—Carol Flick** – the minutes of the May 19, 2012 Board meeting were distributed to owners. Since there were no further corrections, additions, or deletions, Carol Flick moved to approve the minutes. Don Koeltzow seconded the motion. The motion passed.

4. **Approval of Financials—Al Hale** - Under Income, Al stated that Line Item 430 (Design/Review) currently shows very light activity with only \$150.00 in revenue for permits. Under expenses, Al reported that Line Item 515 (Annual Audit) was paid in full in May and under Line Item 569 (Wages and Benefits); our largest line item is right on target. Al moved that the budget be approved. The motion was seconded by Don Koeltzow and the motions passed.

5. **Management Reports**

- **Communications—Melissa Hernandez** – The Smoke Signals was recently published. A new policy on ads just went into effect. As with other print ad sources, we now require advertisers to pay in advance. The cut-off for payment and advertising is the 16th of the month prior to a SS issue being published. This means that payment MUST be in to Dave Tobler at the AIA Office by the 16th of the month. Further information about this is on the Website. The Marketplace is doing great, and Melissa thanked Kevin The Facebook has been a great addition to our AIA communications. It continues to reach a wide audience. I am using it now in place of Mountain Living as 1) It is able to hold more photos and information than ML 2) it is much less time consuming than it was to compile a Mountain Living issue (hours vs. days) 3) It is as easy to access as ML was- being only one click on the website. One does not need a FB account, but can merely click on the FB icon provided on the left hand column of the AIA Website. Information of an immediate nature is much better served by FB as info on the Website has a delay in being posted. There are Official AIA hard copy bulletin boards on the outside of the firehouse and on the Maintenance shed. Several property owners told Melissa that they really appreciate all that she is doing and her hard work in keeping everyone apprised of all that is happening up here on the mountain. Another comment regarding the difficulty with accessing the fire announcements was discussed, and it was noted that they will continue to work on this issue.
- **Design Review—Joyce Boulter** - There have still been no requests for house building permits. She stated that this has been a very light year in the number of permit requests. However, there have been requests for permits for 3 sheds and there have been several driveway walk-ins. The committee members have also split up the duties of surveying properties requiring mitigation and defensible space being completed this year. Letters have been sent to those who still need to get this done.
- **Forest Management—Bob Rosenbaum** - We have spruce bark beetles in addition to Doug fir beetles. The MCH packs are the best preventative available. We are letting the spruce blow-over serve as bait trees and will remove them in the fall.
 - New Doug infestations have been found on Crest and on Ponderosa. If you think you might have trees infested with beetles but are not sure, feel free to call Bob to take a look at them.
 - It is time to put out a second batch of MCH packs. Bob stated that 7,454 packs have already been put out but there are 7500 more that need to be done. He further stated that the first packs should be left out and the second packs should now be placed out, also. He stated that these packs last anywhere from 60 to 75 days. Bob will be handing them out at the Inn after the board meeting.
 - This summer's mitigation: 22.4 acres on west side of Ridge; 2 acre chimney near Fisher's on Ridge and 5.5 acres with chimney on Lower Spruce.
 - Will also do a demo lot located on Ute for next year's mitigation.
 - He reminded everyone that this is a very dry year and defensible space, as well as mitigation, should be a high priority this year. He also reminded everyone that the fresh green needle blow- downs need to be removed. The spruce should be gotten out this year and the Doug Fir needs to be out by this time next year. The aspen are okay to leave for now as

they are no threat to the pine beetle proliferation. He also reminded all that the MCH Packs will eat through rubber gloves. Finally, Bob thanked Bob Hernandez and the team for their hard work.

- **Maintenance and Facilities—Don Koeltzow** – The Forest Service, along with Gunnison County, removed approximately 72 trees from lower Alpine Road. He stated that the missing chain saws have been replaced and one culvert has been put in on Crest. He said the county will blade Alpine Road and will also start work on the Alpine from the winter parking lot and on up the Alpine Road. The Association will contribute sand and time to this project with the goal being to get the Alpine completed to the cattle guard. He thanked Kevin Stilley and Jim Burrichter getting the inside of the firehouse repaired. It is really looking nice. He further stated that the Alpine Road is expected to be graded, then layered with magnesium chloride, then graded again beginning this next week probably on Tuesday. Finally, he stated that we should not expect any logging until next year.
- **Security - Reinie Masanetz** – Reinie began by giving accolades to everyone for getting the parking lot cleared by the deadline this year. He, then, reported that he has received 4 life preservers to be put over on Hazel Lake. He stated that the fish (10 to 12 inches long) for the lakes will arrive on June 26th and will all be put into the Flint Lakes this year. There have been kids out driving on Balsam Drive kicking-up the dust so we need to keep our eyes out for such activity and report descriptions to Security if we see it happening. We all need to be aware of the dust with our summer traffic and keep our speed down even below the 20 mph speed limit if we see we are kicking up dust. He finally reminded everyone of the fire ban and stated that there can be no outdoor fires this year. There will be no fire pit permits given out this summer.

6. Committee Reports

- **Hazel Lake – Linda Dysart** - Hazel Lake is low with lack of run-off and precipitations. Linda reminded everyone to go on out to the lake and enjoy a walk (.46 miles of walkway around the lake) or put a non-motorized small boat or kayak on the lake. She stated that the flowers are blooming and there will be life savers out there should anyone have a need to be saved. She also reminded everyone that there is to be no fishing on the lake this summer. Additionally, Linda reminded everyone that she will be doing her annual Wildflower Walk on Thursday, June 21st starting at the Inn at 9:00 A.M. The Gotchers have offered to let us walk their ranch to see many wildflowers in bloom.
- **Weed Spraying Report – Carol Flick** - The committee met and determined that an information booth should be present at the 4th of July picnic. This booth will have an informational poster, brochures showing noxious weeds, handouts for property owners explaining how they can keep their lots maintained, and information regarding the spray used at Arrowhead. There will also be a sign-up opportunity for those who are able to assist with filing roads spraying and a map for choosing the areas they would be interested in spraying. It was suggested by the Board that we have owners use the AIA spray on their own property and have them pick up the spray and sprayer, if needed, from Carol Flick. The spray will be properly mixed and handouts will be given to explain how to use the spray and sprayer safely and appropriately. The spraying on the filing roads will begin after the annual picnic and there will be 2 sprayings should we see a need.
- **Fire Department – Brent Mims** – Brent stated that the county has completed the mitigation plan and have identified projects needing to be mitigated. Improving Alpine Road will allow us to compete better for grant money and have better access and egress in an emergency. He thanked Steve and Bridgette Isles, along with the US Army, for their donation of the CAF system to be used to help put out any major fires should we need it. He stated that our big unit truck should be ready by the end of July. He further added that it is really dry this year, so don't light fires and do all you can to help conserve water this summer. Billie Ellis asked that we consider putting a large sign at the entrance to Alpine Road reminding everyone that there is a fire ban in place. Brent stated that this is not within our jurisdiction to do, but he would contact the county and the forest service to see what could be done. Bob Hernandez reminded everyone that the governor had signed a statewide fire ban this summer. Linda Bumgarner stated that she has seen cigarette butts along the roadside and asked that everyone please use their automobile ashtrays for putting out their cigarettes, cigars, etc. Brent stated that we all need to stay aware of the dryness and fire warnings this year, so if you see smoke, report it to 911. He also said that there will be fire fighters on watch during lightning storms. He finally stated that the medical supplies will be transferred to a tool holder the length of the truck bed. Don Koeltzow added that we need to remember to be cautious with our chainsaws and have a fire extinguisher and shovel with us and make sure that our chainsaw is equipped with a spark arrestor. Bob Hernandez thanked Kevin Stilley and Brent Mims for all they are doing to be proactive in preventing a forest fire. Brent reminded us that "only you can prevent forest fires" and to keep your eyes open and stay alert. Additionally, he reminded everyone to come out and enjoy the 4th of July picnic to be held on June 30th. The food will be free but donations are accepted and appreciated.

7. Action Items

- Review of Workshop Discussions – Bob Hernandez thanked all the people who came out to the workshop yesterday. The Board had the following discussions:
 - The agenda for the board meeting for today.
 - The revisions of the Board Handbook which is nearly completed.
 - Recommendations for the revisions that might need to be made to the Regulations and Enforcements.
 - The Annual Owner's Meeting which will be held on the 18th of August. Notifications have been made via the web and at Board meetings and will go out in writing with the July billing as per the requirements of the CCIOA.
 - The annual summer trash roll/roll off for July was discussed, and it was determined that for this year AIA doesn't have the funds to allocate for this since the cost is \$1,000 per container.
- Motions resulting from Workshop
 - To accept Chadwick, Steinkirchner, Davis and Co.'s Report on Applying Agreed – Upon Procedures dated 5/15/12. It was moved by Al Hale that the audit be approved and was seconded by Carol Flick. The motion was passed.
 - While there is a county and statewide stage 1 or higher fire ban, indoor fires in fireplaces without chimney spark arresters are not allowed. Also, that AIA Security Team will monitor and inspect fireplace chimneys for spark arresters if they notice a fireplace in use. It was moved by Don Koeltzow that this motion be accepted and seconded by Carol Flick. The motion was passed.

8. Announcements from the Board

- a. Letters of Intent for two Board of Director vacancies are due by July 31st to Carol Flick.
- b. John Krall Award Nominations are due no later than June 25th to Bob Hernandez
- c. The remaining 2012 Board Meeting Dates are scheduled for Jul 21· 2012 (at the Firehouse), Aug 18th, Sep 15th, and Oct 20th will be held at the Inn.
- d. Next Board Meeting: July 21st, 2012. (at the Firehouse vs. the Inn)
- e. The AIA Annual Owners' Meeting will be held on Aug 18, 2012 after the Board Meeting.
- f. The New Owners' Reception will be held after the July 21st Board Meeting at the Firehouse.
- g. Winter Residents' Meeting is scheduled to be held after Oct 20th Board Meeting.
- h. The clean-up Saturdays are scheduled for June 23rd, July 28th, Aug 25th, and Sep 22nd. Those volunteering need to meet at the firehouse at 9:00 AM. The first clean-up will be on the Ute Road area and volunteers can meet at the firehouse at 9:00 or at the intersection of Ute and the Alpine road. Clyde reminded everyone to bring water, shovels, gloves, and trailers for hauling brush if they have them. Al Hale volunteered to bring the AIA trailer.

9. Homeowners' Requests to address the Board (Topics and Requests must be made to the AIA President, Bob Hernandez, by Wednesday, 13 June)

- Bobbie Kerns – Referenced AIA Regulations and the need to be careful about making sure that any amendments or additions be reasonable as they clarify the Covenants: "adopt *reasonable* rules and regulations to *insure compliance with the Covenants*." On a separate topic, she stated, that she could not find in any of the AIA documents a procedure for changing the regulations. She then asked what that process was. Bob Hernandez told her that the Board was not prepared to answer her question but would look into it and have an answer by the next board meeting. He also stated that the Board's intent, based on past experience, was to give the community plenty of time to comment on the issue and the options that we were considering before the Board made the final decision.
- Lisa Ditmore – Reference Employee Pay and Insurance on the budget and asked that all salaries, benefits, etc show as separate line items in the budget.

10. Announcements from the Audience.

- Linda Dysart reminded everyone that the Annual Wildflower Walk will take place on Thursday, May 21st and those interested in learning more about the wildflowers at Arrowhead need to meet at the Inn at 9:00 AM. She thanked the Gotchers for letting us do our walk on their ranch.
- Jim Squirrell announced that property owners have been watering lawns and using excessive water. Watering lawns is not allowed at Arrowhead, and we need to be conservative with the water this summer since it is so dry up here and if there should be a fire, we need water and pressure to get the fire under control. He stated that Donny has to go out and find where the excess water is being used and this can take several days on his part. He will be putting a notice in with the billing reminding

owners about the fine assessed for watering lawns and should he find someone watering, he will disconnect their meter and the owner will be charged both the \$500.00 fine and the cost of replacing the water meter. This is a very serious issue and will no longer be tolerated.

- Billie Ellis reminded everyone about the 4th of July picnic on Saturday, June 30th which will include a free lunch of a hamburger or bratwurst with all the trimmings. She stated that it looks like there will be approximately 500 people eating based on the numbers attending the last few years. She also reminded everyone that donations in lieu of buying the lunch would be very much appreciated since this money benefits our fire department.

11. Adjournment – With no further business to come before the Board, Don Koeltzow moved that the meeting be adjourned. Rich seconded the motion and the motion was passed. The meeting closed at 3:45 P.M. The next meeting of the board will be held on Saturday, July 21st at the firehouse with the New Owners' meeting following the Board meeting.