

ARROWHEAD IMPROVEMENT ASSOCIATION
ANNUAL BOARD MEETING
July 17, 2010
DRAFT

The July 17, 2010 meeting of the AIA Board of Directors was called to order at 2 pm on Saturday, July 17, 2010, at the Arrowhead Inn with President Paul McDermott presiding. The following Board members were present: Kathy Leary; Paul McDermott; Randy Touslee; Diane Benson, Bob Hernandez, and Donald Koeltzow. Approximately 70 association members attended the meeting. President McDermott determined that a quorum was present.

Order of Business:

1. Approval of the minutes: Donald Koeltzow stated that the official draft of the May 15, 2010, minutes were distributed and asked if there were any questions, corrections, or additions. Hearing none, he moved that these minutes be approved. The motion was seconded by Diane Benson and the motion carried.

2. Financial reports: Randy Touslee stated that the May financial reports had not been approved and he stated that one of the main features of the May report was the settlement between AIA and the Snowmobile Club. The Snowmobile Club repaid \$2,000 of the \$5,000 loan from AIA for the groomer. The AIA paid the Snowmobile Club \$698 for the use of the groomer and the Snowmobile Club paid for the diesel fuel that was used by the groomer for grooming the trails up-country. He also stated that the costs for annual inspection of the groomer would be shared by the Snowmobile club and AIA. He moved that the May financial reports be approved. The motion was seconded by Kathy Leary and the motion carried. Mr. Touslee stated that June was an expensive month for AIA due to the payment of \$36,000 in forest mitigation (\$20,000 from AIA and \$16,000 from a state grant) and the purchase of a newer snowmobile for Security from John Summers for \$5,500. He stated that next month, we would be starting the budget cycle for the development of the 2011 AIA budget. He moved that the June financial report be approved. The motion was seconded by Bob Hernandez and the motion carried.

Mr. Touslee stated that, after significant capital expenditures in 2008, the association ended 2009 in a stable financial position. Even with the purchase of a replacement Security vehicle, we had a surplus or Net Income of over \$30,000. In January 2010, the Board voted to allocate that 2009 Net Income equally into two reserve funds – Property and Equipment and Undesignated Surplus. To simplify our bookkeeping, the Board also approved the closing of the dormant Community center Fund, with these monies likewise divided between the same two reserve funds.

The 2010 budget which was approved shows a positive net income for the year. Mr. Touslee stated that the financial reports for May are posted on the website and show that AIA is on budget and currently has reserves of over \$225,000.

3. Management Annual Reports:

a. Communications: Cheri Ratliff stated that she had been the editor for the Smoke Signals and Website for the last three years and that she has been working to improve these two communications. The website has grown in size with increased subject and content but also with an increase in the number of Arrowhead property owners checking it regularly for the latest news and information at Arrowhead. She is constantly adding new photos to capture events at Arrowhead and she is working with Robb Pennie to change the “flash photos” to show three seasons: Spring, Summer/Fall, and Winter. This year, these photos are running in a film strip mode. She has added a Service Directory Page to the website. This allows property owners to check the website for information on people who offer services at Arrowhead. She plans to send another email to property owners to ask for the names of businesses who have provided good service at Arrowhead so that she can invite these business owners to join the AIA website. She encouraged local realtors to join the Service Directory Page. She stated that the use of the Message Board seems to fluctuate with the time of the year. She commented that this Board is a nice way to send out messages that are time critical and she encouraged more people to use this tool. She commented that it was a good way to sell or give away small items. She commented that the “People of Arrowhead” is a feature of the website that is appreciated by homeowners at Arrowhead and stated that it is helpful to have past articles posted in an archive. She commented that the Smoke Signals is providing good information from the Board and the AIA Managers and also from property owners who have special information that they wish to share. The ads in the Smoke Signals are doing well and usually occupy 8 of the 16 pages in this publication. She expressed concern that homeowners may be receiving their copies of the Smoke Signals later in the month than expected. Paul McDermott expressed appreciation on behalf of the Association to Cheri for the great job that she has done.

b. Design Review: Joyce Boulter provided a summary of Design Review Committee activities for the past four years (2007, 2008, 2009, and 2010). She commented that 2010 has been a more active year than 2009.

2007 – 21 driveways, 12 utilities, 4 houses, 4 garages, 7 sheds, and 2 modifications for a total of \$6,725 in fees.

2008 – 8 driveways, 13 utilities, 3 houses, 2 garages, 11 sheds, and 5 modifications for a total of \$ 5,400 in fees.

2009 – 0 driveways, 2 utilities, 2 houses, 3 garages, 6 sheds, and 6 modifications for a total of \$2,100 in fees.

2010 – 8 driveways, 2 utilities, 1 house, 2 garages, 1 shed, and 6 modifications for a total of \$2,175 in fees.

She commented that there had been 8 sales this year – 4 houses and 4 lots as of July 1, 2010. She also commented that she finds her position rewarding because she gets to meet new owners and explain how wonderful the Arrowhead community is and what great neighbors we have. She encouraged everyone to read the regulations and follow the rules.

- c. Forest Management: Bob Rosenbaum stated that our fire mitigation for 2010 had completed the removal of fire hazards from the periphery of Arrowhead and that we would begin working on the interior in 2011. He also stated that two infestations of bark beetle infestations have been discovered in our Douglas fir trees. He stated that the district forester will be visiting Arrowhead to assess the situation and encouraged homeowners to report incidents of trees that seem to have large amounts of sap running down the outside to him as soon as possible.
- d. Maintenance and Facilities: Donald Koeltzow reported that work was completed on Columbine Drive. This involved regrading and application of gravel on the front part of this road near the Crest Drive intersection, installation of a new culvert, and removal of trees that were inhibiting the grader and the groomer. In addition, nine new culverts were installed at various locations in Arrowhead to help with the spring run-off.

He stated that, during the summer of 2009, two vent fans were installed in the attic of the fire house and the insulation blocking air flow under the roof deck was removed. This increased the ventilation underneath the decking material. However, while it did seem to decrease the leakage into the facility, it did not stop it completely. This summer, roofing specialists reviewed the problem and concluded that the expansion and contraction of the long metal sheets on the roof had loosened the screws holding the metal onto the roof allowing water to penetrate the roofing deck into the facility. Thus, two steps were taken to try to remedy this problem. First, the loose screws in the roof were replaced with larger screws. Second, the placement of a heating coil on the bottom edge of the roof that will prevent the ice dams that hold the water on the roof in the spring was investigated.

Mr. Koeltzow also commented that the winter parking lot bathroom had been completed. The floor was sealed, keys were obtained from the contractor, and a final inspection was obtained from Gunnison County. Examination of the sewer line leading from the bathroom to the septic system showed that it was installed correctly and did not have any low areas that would have caused the freezing of this line that was experienced this winter. This freezing was likely due to the early cold temperatures and lack of sufficient snow to insulate the line in December.

He stated that four recapped tires were purchased for the dump truck and repairs to the grader were completed. He also commented that digital copies of Gunnison County plat maps were obtained for Arrowhead. Some 125 signs (Wording: "Private Property, No Trespassing, No Hunting") have been ordered and will be used to mark the perimeter of Arrowhead.

Mr. Koeltzow stated that an amended land use permit which allows the location of a snowmobile repair van in the winter parking lot while filing roads are closed in the winter was obtained from Gunnison County. Finally, he commented that work on the removal of trees that obstruct the groomer and inhibit the road grader is continuing this summer. He emphasized that the goal would be to remove as few as trees as possible and, if some of these trees were on private land, land owners would be contacted before the removal took place.

- e. Security: Reinie Masanetz reported that they had maintained a steady force of 5 security officers throughout the past year. One officer, John Summers, had resigned and was replaced by Bill Hokanson. He stated that all security officers had been trained and recertified in CPR and First Aid. He also stated that he intended to remain on a Security Manager during the following year.

He commented that approximately 2,200 of the new vehicle registration stickers had been issued. These numbered stickers help security identify the owners of the various vehicles when needed. He also stated that security was attempting to maintain our community by stopping unregistered vehicles in Arrowhead to determine the nature of their business in our community.

Mr. Masanetz commented that there are ample diesel parking spaces in the winter parking lot, that trailer spaces in this lot were limited and made available on a first come first served basis, and he asked that homeowners remove all of the previously used stickers from their vehicles and equipment.

He commented that the "Old Dinosaur" of a security vehicle had been replaced with an almost new 2008 Ford Explorer equipped with a LED/strobe light bar (donated to AIA by the Edgewater Police Department), a siren, PA system, and has medical equipment on board. This vehicle is decaled as a "Colorado Emergency Vehicle" with approval from the Gunnison County Sheriff. He stated that this new vehicle had been used many times during the past year in assisting the Arrowhead Fire Department, providing traffic control for the helicopter landing zone, and escorting medical services and law enforcement to the scenes. He commented that, as noted earlier, the snowmobile powder machine had been replaced with one having lower mileage and that the older machine was for sale with a starting bid of \$3,500.

On the negative side, he stated that, last winter, gas was siphoned from snowmobile vehicles in the winter parking lot. He also stated that we had one loud disturbing party by college students, a Deputy Sheriff was called, and the responsible party received a summons and was fined \$200 by a judge. He reported an increase in traffic on filing roads the past year and that the main complaint received was that people were driving too fast. He stated that Security will write citations, according to our AIA regulations for traffic infractions. Finally, he stated that the Association can be proud of the services provided by our security force.

4. Committee Reports:

- a. John Krall Award Committee: Bob Hernandez reported that the Committee had reviewed 36 nominations for the John Krall Award and had selected Lucia Lebon and Bob Rosenbaum as the 2010 recipients. They were each given \$50 gift certificates and received a standing ovation from attendees in honor of their service to the Arrowhead Community.
- b. Fire Department: Brent Mims, the newly selected Fire Chief, was unable to attend and Ron Benson provided the report in his absence. Mr. Benson stated that, since 2007, the Arrowhead Fire Protection District (FPD) has operated as a separate apart from AIA due to its stature as a Colorado special District funded by our fire tax dollars (approximately \$70,000 in 2010) instead of AIA subsidies. He stated that many volunteers continue to provide the emergency and rescue services to Arrowhead property owners as a part of the Arrowhead Fire Department. As a remote community in Gunnison County, Arrowhead is dependent on its members to provide immediate response to emergencies such as fire, medical, and search and rescue.

During the past 12 months, the Arrowhead FPD has accomplished several objectives. In May 2009, a Homeland Security Grant for \$17,000 was used to purchase 12 sets of new bunker gear and a roof saw. In April 2010, the Arrowhead FPD applied for a grant to purchase a Cascade Air refill system. This grant wasn't successful. However, before becoming a separate FPD, Arrowhead was not eligible for any of these grants.

In the fall of 2009, the Arrowhead FPD took delivery of a new brush truck. This 4X4 fire truck has water and foam capabilities and has more storage space than our previous trucks. It contains a front bumper mounted spray bar and hose reel for wild land fires which makes this a much more capable fire truck.

FPD elections in April resulted in Nick Garreffa, Ron Benson, and John Cook being elected as new members of the Arrowhead FPD Board. Remaining members of the Board are Jan Touslee and Jim Gelsomini.

Mr. Benson stated that Brent Mims was hired as the new Fire Chief in a paid part-time position. He brings extensive experience with the National Park Service as an EMT, Firefighter 2, and Search and Rescue Coordinator to Arrowhead. The Arrowhead Fire Department will benefit greatly from his experience and leadership.

Mr. Benson concluded that the need for preventative action and improved response to emergencies is increasing as Arrowhead continues to grow. He stated that each property owner can help prevent fires by mitigating their lots of debris, providing defensible space around their home or RV, and ensuring their fire pits are approved annually by Security and used in a responsible manner. He stated that, in an emergency, homeowners should **dial 911 immediately**. Gunnison dispatch will mobilize Arrowhead response teams and provide the needed support.

- c. Snowmobile Club: Star Misner reported that Kathy Koeltzow, Pat Ostrum, and Sally Burrichter had been elected as new Board members for the Snowmobile Club. She stated that additional help would be needed to widen trails up country this summer.
- d. Weed Control: Linda Dysart provided information and brochures on the control of noxious weeds. Noxious weeds are very aggressive, hard to control, force out native species, and have low nutrition content. They are a danger to wildlife because they force out plant species that provide proper nutrition. She also informed homeowners that Gunnison County would be spraying for several species of noxious weeds along the Alpine road and that another company was spraying for weeds along filing roads in Arrowhead.

One of the attendees asked the status of the Hazel Lake restoration. After discussion, a new committee chaired by Linda Dysart with Jim Squirrell, Steve Gauthier, Heidi Bruextle, Gary Moore, and Carla Vavrik would investigate the various aerators available for installation in this Lake.

5. Action Items:

- a. Ratification of the Appointment of Wayne Rhodes to the Design Review Committee. Kathy Leary moved to ratify the June appointment of Wayne Rhodes to fill the vacancy on the Design Review Committee. The motion was seconded by Randy Touslee and the motion carried.

- b. Approval of the Combined Realtor's open house. Diane Benson moved that the Board approve the combined realtor guide lines for open house tours August 14 and September 18 or 19, 2010 from 10:00 a.m. to 4:00 p.m. She explained that this was an attempt to increase the number of prospective buyers for Arrowhead properties. Randy Touslee stated that there would be signs placed at the intersection of Highway 50 and Alpine Road. Participants would be directed to the Real Estate Office where they would sign in, register their vehicles, and be given a special visitors pass along with information on the houses being shown and a map. Houses in the open house will be marked by signs containing only the house numbers and each residence on display will be occupied by a realtor or their representative. The motion was seconded by Randy Touslee and the motion carried.

6. Announcements from the Board:

- a. Paul McDermott stated that the reception for new homeowners would be held immediately following the meeting.
- b. He announced that the last day for receiving letters of intent to fill Board positions from persons who are interested in serving three-year terms on the Board will be July 31. He encouraged anyone interested to apply.
- c. Paul McDermott announced that there will be three AIA Clean Up Days that will be held on July 31, August 21, and September 25. Participants will meet at the Fire House at 9:00 and the plan is to complete the work by noon.
- d. Paul McDermott announced that the Winter Resident's Meeting of AIA will be held on September 18.
- e. He offered a special thanks to Clyde Vavrik for the replacement of the stolen Smokey Bears.
- f. Finally, he announced that the conflict between the AIA and the Mastesas had been brought to a successful conclusion. The AIA received a judgment in the amount of \$7,900 for reimbursement of legal expenses.

7. Announcements from the audience: Diane Benson announced that the Book Club Albums were available for those who wished to see them. Wendy Masanetz announced that St. Mary's hospital will be hosting a blood drive at Arrowhead from 11:00 a.m. until 2:00 p.m. on Wednesday, August 4. A request was made for the Board to investigate the addition of a concrete pad in front of the North door to the Fire House in order to increase the accessibility of this facility. Paul McDermott asked that the FPD provide information on the cost of such addition. Rich Leary discussed the current logging situation. He stated that a small 80-

truck logging operation was being planned. However, the Forest Service has placed a restriction on winter hauling down the Alpine.

8. Adjournment: Bob Hernandez moved that the meeting be adjourned. The motion was seconded by Diane Benson and the motion was carried. The meeting adjourned at 3:34 pm. The next meeting will be held on September 18.