

**ARROWHEAD IMPROVEMENT ASSOCIATION**  
**BOARD MEETING and ANNUAL REPORT**  
**July 16, 2011**  
**Approved August 20, 2011**

The July 16, 2011, meeting of the AIA Board of Directors was called to order at 2:00 p.m. on Saturday, July 16, 2011, at the Arrowhead Inn with President Bob Hernandez presiding. The following Board members were present: Diane Benson, Bob Hernandez, Paul McDermott, Rich Ostrom, and Donald Koeltzow. Bing Carlson and Carol Flick were not present. Approximately 60 association members attended the meeting. President Hernandez determined that a quorum was present.

Order of Business:

1. Approval of the minutes: Donald Koeltzow stated that the draft of the June 18, 2011, minutes was distributed and asked if there were any questions, corrections, or additions. Hearing none, he moved that these minutes be approved as corrected. The motion was seconded by Paul McDermott and the motion carried.
  
2. Financial reports: Diane Benson began the June financials report by pointing out that since this was the annual report, she wanted to concentrate on the Year-to-Date (YTD) figures. She pointed out that income shown in the individual categories on the Income Statement fluctuated with the time of the year depending on when owners paid their dues, trash fees, etc. The bottom line is that AIA is slightly low to budget on the income. She pointed out that total expenses were slightly low to budget. On the other hand, our utilities are slightly above the budgeted amount at this time due to the cold spring that we had. In the operations category, expenses are also low to budget because we have not paid for things like the wildfire mitigation. Under maintenance, we are again running low to budget because we have not purchased things like road gravel for our summer projects at this time. In the last category, financial expenses, we are running above the budgeted YTD amount because the full amount of our annual insurance costs have been paid. She then moved that the financial reports for June be approved. The motion was seconded by Rich Ostrom and the motion carried.



3. Management Annual Reports:

a. Communications:

**Communications**

**Summary of the years activities July 2010-July 2011**

July 15, 2011

As the new Communications Manager, I am working to learn everything I need to know about the AIA website. The previous CM, Cheri Ratliff took the website to new levels of professionalism during her tenure. Robb Pennie has exhibited great patience as I struggle along! My thanks to them both.

The **Message Board** is being used and seems to fluctuate with the time of year. It is a nice way to get messages out that are time appropriate. Like Cheri did, I would like to encourage more people to use it. It is also a good source for the selling or giving away of small items. Please note that messages need to remain civil.

The **People of Arrowhead** continues to be a feature that is commented upon favorably, however there is a reluctance to volunteer for this. In the future, I will be actively pursuing people to be featured.

The **Webcam** will be moved to the Firehouse by the end of August. In going over the numerical statistics on the website, we appear to get many more hits in the November-December and the April-May timeframes. This may be due to people off the mountain checking on the webcam to see snow conditions. The new location will better reflect the conditions at Arrowhead.

**The Smoke Signals** will be my biggest challenge, as it requires the most time. My thanks to Lucia Lebon for graciously taking over the job for the past two issues. This is a tough job.

**Mountain Living** will continue to showcase the many activities at Arrowhead, as well as the work of the many fine photographers here. I encourage everyone to submit their excellent photos. Robb and I will try to get them all published.

A goal of mine for the website is to help promote this incredible place that we call Arrowhead. While the website is for the community, it is also our best way of advertising to the world outside of Arrowhead.

Respectfully submitted,

Melissa Hernandez  
AIA Communications Manager

b. Design Review.

**Design Review**

**Annual Report**

The design Review committee has been busy this year working on the mitigation project. We sent out over 60 letters to property owners who purchased their property after May 1, 2008 and 2009. These dates were chosen, as that was the date the new regulation went into effect. The regulation gives the owners 2 years to mitigate their lot. The committee gave these owners 2 years from the date of the letter or 2 working summers, which means the mitigation should be finished by the end of the 2012 summer season or by road closure. We will be working with the property owners that purchased their property in 2010 and 2011 and give them to 2013 to finish their mitigation. There are many owners that have already mitigated their lots and have beautiful lots. These people will be recognized for their work.

This summer we have been busy with new construction and improvements to houses. I would like to ask owners who are contemplating any construction or improvement to your lot to read the Regulations. I am available to answer any questions. In this case it is better to ask first rather than waiting. Forgiveness may be in the form of a fine.

Below is a chart of activity comparing 2010 to 2011 so far.

Activity	2010	2011
House	3	3
Garage	3	1
Shed	6	3
Remodel	8	3
Driveway	12	3
Utilities	9	1
Total income	\$5,650.00	\$1,925.00

c. Forest Management:

FOREST MANAGER'S REPORT  
July 2011

Bark Beetles

Last summer, the Gunnison District Forester of the Colorado State Forest Service identified a pocket of significant Douglas fir bark beetle infestation on the common land south of the Rim cul de sac. On his recommendation, the AIA purchased 1230 MCH packs that discourage beetles from attacking uninfested trees. These were put out by mid-May. Property owners also purchased packs on their own so that approximately 2000 have been put out in various locations. The district forester also recommended we purchase seven traps – six for Douglas fir beetles and one for Spruce bark beetles (spruce beetles have reached Creede and the West Elks). The Doug traps are catching beetles while the spruce trap is not (knock on wood).

The only remedy for infested trees is removal so beetles don't spread. Last fall volunteers began felling, limbing, bucking, piling and wrapping infested trees in plastic. The task was completed this spring. In all, some 38 standing trees were felled, along with about ten fresh blow-overs.

Dougs and spruce will be monitored for signs of new infestation and, if found, will be dealt with. The association will buy MCH packs and lures for next year. **LOOK FOR AN ANNOUNCEMENT AROUND LABOR DAY AS TO HOW YOU MAY PLACE AN ORDER WITH The AIA's SO AS TO BUY THE PACKS AT THE LOWEST PRICE – this year @\$1.52.**

Also, if you see Dougs or spruce with sap on the trunk and needle fade (particularly at the top) notify with Bob Rosenbaum (862-8241) or Bill Conway (862-8226).

Mitigation and Defensible Space

The stump dump is open. Now is the time to mitigate unoccupied lots and clear defensible space around structures and developed RV sites. If you haven't already done so, call either Bob Rosenbaum or Bill Conway for surveys. If you think you've met the requirements, call for a completion survey.

This year we have a federal 50-50 matching grant that will help fund mitigation on the common land surrounding the parking lot and a portion along Hazel Lake. We have a state 60-40 matching grant for 2012 that will help fund mitigation of the common land on the west side of Ridge and Spruce roads. We have a federal 50-50 matching grant in the works, which, if successful, will help fund both common land and private lots north of Rim and Ute.

A reminder: If you haven't already done so, pick up a copy of the Arrowhead Forestry Brochure. It lays out basic defensible space and mitigation standards, as well as describing what to look for regarding bark beetle infestation.

Bob Rosenbaum, Forest Manager

d. Maintenance and Facilities:

**Annual Road and Building Maintenance and Equipment Report - July 2011**

**By  
Don Koeltzow**

- 1. Road Work.** Opening the roads in the spring of 2011 was unusually difficult. The warm weather in March caused the snow to become soft and melt underneath. When the additional cold weather and snow came in April, this resulted in a thick layer of ice below the surface that was difficult to remove. In addition, the nighttime temperatures in April continued to fall below freezing which added to the problem.

It is anticipated that at least one new culvert will be installed this summer near the intersection of Lake Road and the Alpine. Check the AIA Web Site for information on the time and dates. Gravel was placed on a large section of Spruce Drive and more gravel will be installed on Spruce, Snowshoe, Columbine, and Wildflower this summer. The gravel that we are using is approximately 1 ½ inches in diameter which means that the sections of the road that receive this gravel may feel a bit bumpy at first until the gravel becomes imbedded into the road surface. This size gravel is being used because it will last longer and make the road much better in the long run which will save the Association money.

Rich Leary and Will Hobson worked with the County and were successful in obtaining a Federal grant to provide the funds to upgrade the Alpine Road from the Arrowhead sign to the winter parking lot. We will be cooperating with County road crews to complete this project this fall.

- 2. Tree Removal on Wildflower and Snowshoe.** Tree removal on Snowshoe and Wildflower in order to make room for the new groomer was completed.
- 3. Firehouse Roof Repairs.** During the summer of 2009, we had two vent fans installed in the attic of the fire house and we removed the insulation blocking air flow. 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. Last summer, we had roofing specialists review the problem and their conclusion was 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, plastic cleats were placed at two different locations to hold the snow on the roof and the bottom two feet of roof was kept free of snow. Again, this improved the situation, but did not completely stop the leakage of water into this facility. This year, we are investigating the cost of putting a cold roof on the west side of the firehouse and we have obtained engineering drawings for this purpose.
- 4. Winter Parking Lot Bathroom.** We again had difficulties with the freezing of the sewer line that serves this facility even though we left a deeper snow cover on top of the line. This summer, we will be exposing this line, checking it for level, and insulating it so that it will be less likely to freeze.

5. **Marking of Arrowhead Property Boundaries.** The signs that will be used to mark Arrowhead property boundaries were constructed; however, placement of these signs was halted when I broke my leg last year. We will continue with this activity this summer.
6. **Equipment Maintenance.** Maintenance of our equipment included replacement of some hydraulic hoses on the grader, replacement of the windshield and new tires for the front end loader, and minor repairs to other vehicles.

e. Security:

## **SECURITY**

### **Annual Report 2010-2011**

July 16, 2011

**Security Personnel:** We have five Security Officer's with the newest addition of Bill Hokanson last year. The officers rotate every four weeks with no reserve officers assigned. The officers are re-certified every two years in CPR and 1<sup>st</sup> Aid and all will be updated after July 20, 2011. Security also assists our local fire department in medical emergencies, fire and traffic control.

**Security Equipment:** This past winter has seen some wear on the snowmobiles. The 2008 Ski-Doo (yellow & 4 stroke) has over 10,000+ miles and needed a few repairs this past winter and has been the work horse. It should be placed on the budget list for this coming year. The Arctic Cat powder machine is doing great and should last a couple more years. As for the 2008 Ford Explorer, it has been performing well short of a couple minor fender benders which have been repaired. All terrain tires were installed this past April giving better traction and safety for the officers.

**Vehicle Registration & Stickers:** This past year Security has pushed hard to register property owner's vehicles and equipment with the new numbered stickers. This has proved to be a great tool for the officers when needing to contact property owners as needed. Security asks that property owners contact them to update any stickers when w/s are replaced or vehicles/equipment replaced. Security has visitor/contractor passes if needed by property owners.

**Fire Pits:** Security has inspected 136 fire pits as of to date. Security, thanks to the property owners and their support for our fire pit policy. It is important when Security inspects, that somebody be at their site so any issues can be addressed face to face.

**Winter Parking Lot:** This year 11 snowmobiles and 2 trailers were impounded for not being removed from parking lot before due date (6/15/2011). A total of \$1100 was collected with 2 still outstanding. There are still issues with people leaving snowmobiles and cars in lot on snow removal days in parking lot, but it is getting better.

**Accidents:** This past year Arrowhead subdivision had no accidents, but off property one person had an ATV roll over them and Arrowhead assisted with medical evacuation. On lower Alpine two different vehicles either slid off or drove off edge of Alpine Rd. with no injuries. We also had a 911 call from Gunnison Sheriff for one snowmobiler who got off groomed upper Alpine and got stuck. It pays to play safe and keep speed down.

**Signage in Arrowhead:** The past year Arrowhead has had signs updated that are actually readable. In the near future, Arrowhead will be updating speed and stop signs in places they need replaced or areas need added. Also, some areas will have “no outlet” signs placed.

**Under age OHV Operation Regulation:** On September 18, 2010 the board adopted the following regulation. No person under the age of ten years may operate an off-highway vehicle within the boundaries of Arrowhead in Gunnison County subdivision. No person ten years of age or older may operate an off-highway vehicle within the boundaries of Arrowhead in Gunnison County subdivision, unless:

1. The person has in possession a valid State of Colorado drivers license or another state; or
2. The person is accompanied by and under the immediate supervision of a person who has in his possession a valid State driver’s license. The phrase “under immediate supervision” shall mean that, at a minimum, the unlicensed operator is within direct visual contact of the licensed supervisor.

**Flint and Hazel Lakes:** The end of June a delivery of fish was released in the Flint Lakes. This coming August the last delivery of fish will arrive in the Flint Lakes and Hazel Lake will receive fingerling fish.

**Overall:** The AIA community can be very proud and thankful for the great job our security team is doing, during rugged and extreme winter conditions to keep your drive ways open and to assist in your security needs during routine patrol.

4. Committee Reports:

a. Fire Department: Ron Benson

ARROWHEAD FIRE PROTECTION DISTRICT

**Financial**

At the end of 2010, our 3<sup>rd</sup> year as a Fire District, we ended the year adding \$26K to our reserves which are now a little over \$53K. Our annual income in 2011 will be about \$80K of which \$75K is fire taxes. The mill levy has remained at 4.518, the same as before the formation of the District. There are no plans to increase the levy. In 2011 we've seen an increase in insurance costs, equipment costs, and a full year of Fire Chief salary.

TRAINING

At the Fire Dept level, training has been the focus with the certification of 17 first responders, addition of rescue equipment, and scenario training which brings together fire fighters, medical, and Logistics personnel to solve a simulated emergency event. In the past 12 months Brent has recorded 1,819 training hours. Our training now is documented with Task Books. These books detail the elements of training for our personnel and enable training to be done according to residents' schedules as well as our Tuesday sessions. All residents are welcome to all our training, especially the scenario event, even if they just want to observe.

There will be a public outreach meeting at 1 PM Saturday July 30 at the firehouse to explain the best ways to protect your property in the case of a wildfire at Arrowhead. Brent will explain the pre-planning surveys we're doing this summer on all homes and show a video on the latest technology in understanding fire behavior in an Wildland Urban Interface such as Arrowhead.

We encourage everyone to attend our business meeting on the first Tuesday of the month. The next 3 Tuesdays are training sessions for fire fighters, medical, and scenario drill respectively. All meetings begin at 10 AM at the firehouse. Next Tuesday, July 19 at 10 AM is a chainsaw and tree felling session that shouldn't be missed.

b. Hazel Lake Aeration. Linda Dysart reported that the Hazel Lake Aeration Project is completed. The aerators are installed and the plan is to add fish in August. She commented that the vegetative growth seen on top of the water is a beneficial plant and not detrimental algae.

c. Noxious Weeds. Linda Dysart informed attendees that spraying of noxious weeds on filing roads was continuing and that she needed additional volunteers to run the sprayer.

d. Clean-up Days. Carla Vavrik announced that the summer clean-up days would be held on July 23, August 27, and September 24. Participants should meet at the firehouse by 9:00 a.m. and the work would continue until noon.

#### 4. Action Items:

a. Clarification of the number of RVs allowed on a lot and time limits: Bob Hernandez read a quote from the AIA Regulations, Section I, Article 2, Paragraph g as amended on September 17, 2005, which states, "... An owner is limited to a maximum of one (1) house or RV, (as a residence), one (1) detached garage, and one (1) shed. One (1) additional unoccupied RV is allowed and if and when occupied a fourteen (14) day permit is required. Additional RV(s) may be allowed for a limited time with prior approval from Security."

Patty Greeves stated that she felt that this was a violation of property owner rights and the intent of the covenants. She also stated that her research into the Gunnison County Land Use Resolution didn't support having a 14 day limit for a second RV on a lot. She was asked to provide her comments and suggestions to the Board in writing. Jeff Parks also commented that he didn't want the Board to take any action that would limit owner's rights.

Mr. Hernandez explained that the Board did not want this to be a divisive issue for Arrowhead Owners. He stated that the Board was not taking any action on this issue. The 14-day limit was already present in the Regulations that were amended on September 17, 2005. He expressed thanks to attendees for their comments and he also asked to meet with Mr. Parks after the Board meeting. Mr. Hernandez expressed the Board's desire to make sure that all sides are heard on this and other issues involving the proposed amendments to the covenants. He stated that, in order to facilitate such discussions, the next Board workshop held on Friday, August 19, would have a significant portion of the time set aside for owners to discuss these issues with the Board. He also stated that the Board would allow time for the discussion of issues related to the proposed amendment to the covenants on the agenda of the next Board meeting held on August 20 and he issued an invitation to all Arrowhead owners to attend both the workshop and the Board meeting. Don

Koeltzow urged all Arrowhead owners to send in their comments on the proposed amendments to the covenants.

Larry Bruestie stated that he was an RV owner and he believed that the Board should strongly enforce the covenants as they are currently written.

b. Motion Regarding a Real Estate Open House. Rich Ostrom stated that, last year on two separate Saturdays, we allowed a group of Real Estate Agents to hold a community open house for over 30 properties that were for sale. It was successful and brought awareness to our community and helped move a few houses, but did not disrupt our community activities. The same group would like to hold a similar event this year. Therefore, I move to allow an Open House hosted by the Real Estate Agent Group under the same guidelines as last year on Saturday, August 27, 2011. Paul McDermott seconded the motion and the motion carried.

#### 5. Announcements from the Board.

a. Presenting the 2011 John Krall Award. Bob Hernandez stated that this year's award is being presented to an individual who has been a member of the Arrowhead Community for the past 15 years. Linda Dysart was a member of the Volunteer Fire Department, and is noted as one of the most consistent and willing volunteers. She is a member of numerous groups at Arrowhead including the Photo Club, Book Club, and the cross-country skiing group. She has served on numerous committees including the Design Review Committee and she is seldom without her camera. She has been instrumental in the significant eradication of noxious weeds in Arrowhead and has developed and led the Annual Wildflower Walk at Arrowhead. She was the main driving force behind the Hazel Lake beautification and aeration project. She was given a huge round of applause when she received this award.

b. Bob Hernandez announced that the foreman of the logging operation had visited with him before the Board meeting. The logging operations on the Alpine were expected to begin shortly and last for approximately 30 days. This will involve from 2 to 4 trucks per day. If residents have any difficulties with these trucks, they are to take down the truck identification information and notify Mr. Hernandez.

c. Bob Hernandez reminded attendees that July 31 was the deadline for submitting their letter of intent to run for a Board position to Don Koeltzow.

#### 6. Announcements from the Audience:

a. Billie Ellis reminded attendees of the Out Reach meeting being conducted by Brent Mims on what homeowners can do to protect their property in case of a wild fire. she also stated that the profit from the July 4th picnic was approximately \$10,000.

- b. Bridget Isles announced that the Arowhead Riders Club was having a fund raiser breakfast from 10:00 a.m. to 1:00 p.m. at the Inn on August 20. She invited everyone to attend.
- 7. Adjournment: Diane Benson moved that the meeting be adjourned. Rich Ostrom seconded the motion and the motion carried. The meeting was adjourned at 3:45p.m. The next meeting will be held on August 20th.