

Arrowhead Improvements Association
Board Meeting Workshop Agenda
Inn at Arrowhead / Fire Station
Friday, 18 May 2012

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11:15 Lunch at the Inn at Arrowhead

Board Members Present: Bob Hernandez, Carol Flick, Al Hale, Rich Ostrom, Sharon Pugh, and via Skype: Larry Bruestle, and office manager, David Tobler. Absent: Don Koeltzow

Committee Managers: Bob Rosenbaum, Reinie Masanetz, Melissa Hernandez, Bret Mims and Linda Dysart

Audience: Bobbie Kerns, Patty Greeves, and Brent Mims

Call to Order—Bob Hernandez called the May 18, 2012 Board Workshop meeting to order at 11:15 A.M. at the Inn at Arrowhead.

Determination of Quorum—Bob Hernandez determined that a quorum of the board was present.

Manager Reports:

- **County Fire Ban – AVFD Guest, Brent Mims** - Brent reported that the Gunnison County implemented a stage 1 fire restriction to be put into place on 21 May at 12:01 P.M. This was decided because Gunnison County is currently at a high fire risk. The last extremely dry year was 2002 and lasted approximated 2 full years. There were a number of wildfires that broke out in the Gunnison County area during that time and things are even dryer and hotter this year than at that time. He stated that even the standing live are drying out already this spring. The need for the fire ban is determined by the moisture, fuels and cured to green grasses. Here at Arrowhead, we are seeing all of these signs and need to be extremely watchful. The fire restrictions for the county will be posted on the website along with the restrictions here at Arrowhead. Be aware also that Gunnison County is short of employees to run their fire equipment which creates an even greater risk should more wildfires break out in this area. Therefore, he is asking everyone to be diligent in by being aware of the restrictions and adhering to them. As this was discussed with the Board, the directors unanimously agreed that there would be no fire pit permits this summer unless the ban is lifted. At this time, all that will be allowed at Arrowhead for property owners' use are certified charcoal grills and/or propane grills. No fire pits of any kind will be allowed to include chimaeeras. We want to keep our community safe and fire free until such time as Gunnison County thinks it is okay. Further be aware of the safe use of chainsaws and to have a chemical fire extinguisher and shovel with you at all times and use only with a spark arrestor. Along with the website postings, there will be signs reminding campers and those driving along the highways in Gunnison County that there is currently a fire ban in place countywide.
- **Forest Manager Report – Bob Rosenbaum** – Bob reported that the mitigation team was out surveying the acreage to be mitigated today which will include approximately 28 acres. They will be mitigating the area over by Ute Road and Rim Road as had been planned for last summer. The property owners who are being affected by this mitigation grant have been informed and are aware of what needs to be done to their properties in order to be ready for Cody when he gets here. Bob also reminded us that the beetles are already flying so all the MCH Packs that haven't already been picked up from him need to be picked up ASAP. We need to catch these beetles while they are flying. He stated that he ordered 7500 and 5100 have been picked up and put out. Finally, Bob reminded us that we need to identify the green needle blow-over so it can be taken care of this summer.
- **Communications Report - Melissa Hernandez** – Melissa reported that Facebook had 82 users in March and had 250 – 350 hits per day which is really significant. The Marketplace is getting a slow start, but seems to be catching on. A few early users were reminded of the rules as to IDs and posting, though the examples set by those currently posting seem to have helped others. Melissa's ID, for example would be Melissa Hernandez or MHernandez. The goal is to have users readily identifiable. Groups like the AIA, AVFD, Security, DRC and the ASC are permitted to use the group's name as the membership of each group is on the AIA Website. When posting, she suggests people include their phone numbers with the post and remember to go back and let readers know when the item is no longer available or no longer needed. She further stated that Smoke Signals and Mountain Living continue to be published, and the numbers of advertisers are increasing (with no work on her part ;-). Finally, she discussed the bulletin board and what she would like to see done if Board approved. She stated that there is a hard copy bulletin board on the outside of the firehouse. Its purpose is to keep many of the people who are at Arrowhead and do not have Internet, in the loop. She did find that in winter, it is impossible to keep this board maintained; however, she feels it is important to have this source of news available during the summer. She asked the AIA Board whether it would be possible

to have a board placed on the side of the Maintenance Shed, near the bathroom entrance. With no objections, the Board approved this expenditure of \$347.00 for the new bulletin board.

- **Hazel Lake Report & weed spraying discussion – Linda Dysart** – Linda reported that all on Hazel Lake is working properly at this time, but there is no water coming into the lake so it is somewhat low. “The only parking area is on the NW side of the lake. There are two other walking accesses to the lake – one at the spillway on Wildflower and one on the south side on Hazel Lake Dr. She stated that she went out and observed fish jumping but recommends that since they are still very small we prohibit fishing on the lake this year. She did say, however, that she would like people to come out and enjoy the lake and bring small non-motorized boats such as canoes to use on the lake. Since they put 500 fingerlings into Hazel Lake last summer, it was suggested that all the fish purchased this year be put into Flint Lake. She also mentioned that she would like to place a picnic table over on the northwest side. She talked with Brent Mims and he said that following the annual 4th of July picnic we could take one from there. Further, Linda stated that we might want to keep a watch on the plant-life on the lake and if it does get too thick to use a fish-friendly herbicide. Finally, she stated that she could see a lot of tree debris that needs to be removed and that she will get with Carla Vavrik to see if that could be scheduled in with the summer clean-up that all the fish purchased this year be put into Flint Lake. She also mentioned that she would like to place a picnic table over on the northwest side. She talked with Brent Mims and he said that following the annual 4th of July picnic we could take one from there. Further, Linda stated that we might want to keep a watch on the plant-life on the lake and if it does get too thick to use a fish-friendly herbicide. Finally, she stated that she could see a lot of tree debris that needs to be removed and that she will get with Carla Vavrik to see if that could be scheduled in with the summer clean-ups.
- **Weed Spraying Program and noxious weeds on private property – Linda Dysart** – Linda stated that she is concerned that the noxious weeds will take over and if so, we will lose our wildlife up here since they cannot survive on noxious weeds. She reminded the Board that there is a noxious weed act in place and she would like to see the Board bring Arrowhead property owners into compliance. She noted that Gunnison County is already spraying the Alpine Road, and we may need to start earlier this year than last with our spraying of the filling roads since the weather has been unseasonably warm and dry. Carol Flick offered to take over the responsibility for the noxious weeds and would like to set up a noxious weed control committee in order to help the community see the importance of taking on this task. The Board approved Carol's request and she will make an announcement to that effect at tomorrow's Board meeting. She also would like to get the riding club involved, and Larry Bruestle volunteered to serve on the noxious weed control committee as a liaison to the Rider's Club and as a concerned property owner.
- **DRC Report – Linda Dysart** – Linda reported in Joyce Boulter's absence. Two sheds and a deck on a house were approved. There was a discussion about a deck around a tree on a vacant lot. Mitigation surveys on lots purchased since 2008 will continue.
- **Equestrian Committee discussion on horse panels – Larry Bruestle** – Larry stated that because the amount to purchase the requested 8 panels and 3 gates was over budget, the committee decided to purchase 6 panels and 2 gates for this summer at a cost of \$752.00. He has already ordered these and they will be delivered to Arrowhead. He also brought up the lease for the stalls. Bob Hernandez did say the lease comes up for renewal this year, and the cost to AIA will be the same as last year which was \$1300. It is in the Covenants that AIA provide livery facilities to property owners who have horses. Bob has reminded Lucia Lebon that this lease agreement will need to be signed again for this year by June 1. The Board also discussed the possibility of changing the yearly lease agreement to a 3 year lease agreement so that we could set a re-negotiation date at least 6 months ahead of the deadline in case the owner of the livery stalls is not able to or unwilling to sign re-negotiate the lease with AIA. Larry reminded the Board that some of the panels currently on Lucia Lebon's land belong to AIA, and it was suggested that they be I.D.'d as belonging to AIA if they are not already done so.
- **Security Report – Reinie Masanetz** – Reinie reported that 3 signs had been made for the parking lot to let people know it was under camera surveillance. These will be placed at the north end of the parking lot and on the east wall of the maintenance building. Bob Hernandez suggested that we purchase the cameras from Costco since they sell 8 cameras that support video recording and a motion detector and/or timers. They are currently on sale for just \$400.00 which is less than any others he has been able to find. It is a wired system so the cameras all need to be able to have electricity going through them. If these are not suitable for the job, we will look into getting a wireless system down the road sometime. The Board was in agreement with the purchase of the cameras at this price. Reinie went on to discuss the winter parking lot. He stated that

currently AIA is charging \$200 per year or \$20 per weekend for diesel hook-ups to electrical posts. Many owners feel that the \$200 charge is prohibitive so chose not to use the hook-ups this year. We went from approximately 20 users to 10 this past winter. Reinie wanted us to look at options for ways to control this cost. Al Hale had done a cost analysis for hooking a diesel engine up to the electricity and the cost was more than what AIA is currently charging for the season. The Board discussed the possibility of "paying for time used". Rich Ostrom said he would look into the possibility of putting meters in so users could pay for what they use. It was also suggested that users purchase a 110 timer and plug their engines into the timer and set it for only the 3 hours it needs to run. Dave Tobler will check the past 6 or 7 years to see what the parking lot electricity has cost and what difference there seems to be from the time they had no electrical hook-ups for diesel to the years following when it was put in. The Board also realizes that there is heavy equipment with diesel engines that are hooked up to the electricity 24 hours, there are security lights on all night, there is heat being used in the warming house that people are turning up, there is an engine repair business in the parking lot, and there is a bathroom that has lights inside. All of these things are adding to the electrical use in the parking lot. Therefore, we may need to find a way to monitor just the diesel parking for property owners. Next, Reinie reminded the Board that there are still vehicles, ATV's and snowmobiles in the parking lot that need to be removed by the May 31st deadline. He further stated that we have had only one bid on the security snowmobile advertised for sale and it was much too low for him to consider. Melissa Hernandez said she would post it on Facebook and asked Reinie if he would put it on the Marketplace at \$1500 or best reasonable offer. Reinie stated that all other security equipment has been maintained and is in good condition. Finally, he stated that Joanie Aufderheide is still unable to work but will be ready soon and with a doctor's permit will be put back into the ranks.

12:40 Adjourn to Firehouse

1:00 Discussion items

- **Review of March Minutes – Carol Flick** – with no further additions or corrections the minutes will be presented to the AIA property owners at the Saturday, May 19 meeting for final Board approval.
- **Covenants Revisions and Options** – The Board discussed the fact that both Don Koeltzow and Rich Ostrom had worked on this for 3 years. With all the work that had been put into getting the Covenants updated, the Board decided that the current Covenants should remain in place until the property owners have had a chance to vote on these Covenants amendments again next year. This would allow the Board time to get input from the community regarding reasons they voted against the Covenants amendments or refrained from voting. It has been decided that the Board will look into doing a survey of some sort so that they have feedback from the community on the Covenants amendments issue. Bob Hernandez will look into the costs for doing a survey on-line. Following the survey, the Board will look at the Covenants options and send out for a vote in 2013.
- **Board Handbook Update – Rich Ostrom** along with the Board went through the handbook section by section and made the changes that they could see were needed to bring it up to date. Rich Ostrom will type up the changes and present them to the Board for final review.
- **Regulation & Enforcement Update - Larry Bruestle:** After a short discussion, it decided by the Board to table this until the next workshop which will be held on June 15th. Larry Bruestle will look through all of the Regulations and make suggestions and lead the discussion at the June workshop meeting.
- **The Annual Property Owner's meeting:** This meeting will be held on August 14th following the regular Board meeting. The Bob Hernandez will publish this on the website and at the June Board meeting to meet the requirements of the Colorado Common Interest Ownership Act (CCIOA). At our next workshop meeting, The Board will plan the format for this meeting and determine how it will be structured based on the CCIOA.

2:45 Homeowners' Requests to Address the Board: Patty Greeves and Bobbie Kerns: Patty Greeves first addressed the Board with several items. She first wanted to know if it would work for the Board to hold the entire workshop at the firehouse because it is easier to hear everyone without the background noise at the Inn". Secondly, she wanted to give us all copies of the (9) CCIOA governance policies that apply to the AIA Board. Bobbie Kerns stated that she would like to see all the Board directors go out and talk with friends and neighbors regarding their thoughts and ideas on the Covenants and Regulations to get their input. The Bob Hernandez thanked Patty and Bobbie for their input and agreed that these were all items that the Board would discuss.

3:00 Executive Session

- **Delinquent Accounts and Actions**
- **AIA Personnel Discussion**
- **Status of Legal Responses**

Other business

- **Carol Flick:** Carol asked when it would be announced that there would be two positions opening on the Board and when is the due date for the short biographical essay. Bob Hernandez replied that he would announce this at the Board meeting

tomorrow and that the letters of intent with a short biographical sketch would be due to Carol by the end of July. This will also be posted on the website.

4:35 Adjournment: With no further business to be addressed at this meeting, Bob Hernandez asked for a motion for adjournment. The motion to adjourn was made by Rich Ostrom with a 2nd from Sharon Pugh. The motion was passed. The next workshop meeting is scheduled to be held at 11:15 A.M. at the Inn at Arrowhead on June 15, 2012.