
ARROWHEAD IMPROVEMENTS ASSOCIATION

Board Of Directors Workshop Minutes

Friday July 19, 2013

AIA Firehouse, 9:00AM

9:00AM Executive Session – Board of Directors only

- a. Financial Issues: Delinquent accounts were reviewed. Discussed various ways of getting money due to the AIA.
- b. Personnel Issues: Two personnel issues were discussed.
- c. Legal Issues: None
- d. Design Review & Compliance: Compliance issues on a couple of lots were discussed.

12:00 PM Adjourn – Lunch at Arrowhead Inn (no discussion)

1:00 PM – Board Meeting

- 1. Call to Order** – President Bobbie Kerns called the meeting to order at 1:00 PM and declared that a quorum was present.

Board members present were:

Bobbie Kerns

Mike Wigent

Al Hale

Barrie Riddoch

John Moseman

Sharon Pugh –via conference call

Linda Squirrell

2. Discussion Items

- a. Hazel Lake Fish – Linda Dysart reported that the investigation into the status of the fish at Hazel Lake was not good. It appears that salamanders have probably eaten the majority if not all the fingerling trout that were put into Hazel Lake last year. She was asking the Board to stock the lake with larger trout. Once stocked, she also recommended that Hazel Lake be designated as catch and release fishing using flies or single hook lures. Reinie stated he has \$1650 left in the budget for

fish but that his current supplier was out of fish. If fish can be found, it was recommended to purchase 200 trout for Hazel Lake.

- b. Kathy Koeltzow – Kathy showed the Board a 2009 version of the Arrowhead Awareness Handbook. The information in this Handbook needs to be updated. She was asking the Board for money to print 500 copies of the handbook once it is revised. The printing and binding cost was estimated to be about \$1500. The budget has \$500 allocated to Arrowhead Awareness and additional \$1000 will come from canceling the third dumpster.
- c. 14-Day RV Permit – The Regulations say one 14-day permit is allowed. Some owners wanted to know if they used only a few days of their 14-day permit, did they lose the right to use the balance of those days for a different guest. John proposed using the 14-day permit in increments based on the needs of the owner.
- d. Conflict of Interest – Bobbie presented two versions of a conflict of interest statement. A conflict of interest policy is one of nine governance policies that the association needs for compliance with CCIOA. Our Board Handbook has a one sentence conflict of interest statement. Legal counsel will review the wording from the draft Board of Directors manual for compliance with CCIOA and the Colorado Non-Profit act.
- e. Mitigation changes to Regulations – The proposed wording changes to the Regulations regarding mitigation were posted on the website about a week prior to this meeting. Two comments by owners were discussed and resolved.
- f. Discussion of Violations and non-compliance Policy – Bobbie and Al had generated a flowchart of the process for single asterisk fines of \$100. The process for levying fines needs further discussion and clarification.
- g. Review of Board of Directors Manual – This topic will be discussed at a future meeting.
- h. Impact of Affordable Health Care Act on AIA - The Affordable Health Care Act does not impact AIA.
- i. Employee Handbook – The handbook is still being worked on.
- j. Agenda Development Process - Some of the board wanted more time in advance of the proposed agendas so they could make sure their suggestions were included, before the actual agenda was posted for the owners. The secretary will send out a request for inputs to the agenda so that the agendas can be reviewed before being

published on the web site.

- k. Publication of Draft Minutes - The Board will review the first draft of the minutes. The secretary will make the necessary corrections and re-distribute to the Board. After concurrence from the Board, the minutes will be posted on the website as "Draft."
- l. Reserve Investment Policy – The Reserve Study and Investment Policy were posted on the website for several weeks. The only question concerned the Firehouse. John explained that the Firehouse is a fifteen to twenty year asset that would not show up in the ten-year window being used in the Reserve study. John will update the documents and add the firehouse as an asset.
- m. Election Process: Barrie provided a timeline for the election for the three Board of Director vacancies. The ballots will be mailed to the owners by October 1, 2013. The vacancies are for three year terms beginning in mid-January 2014. The secrecy of those owners that have declared their intent to run for the board was discussed. It was determined that it would be okay to announce the candidates names received so far. Barrie then read the names of eight owners that had submitted their names so far. Owners have until July 31 to declare their intent to enter the election.

3. Owner Comments

- a. Paul Grosvenor reported that the Stage 1 fire restrictions would be lifted next Tuesday, July 23.

4. Adjourn

Secretary – Barrie Riddoch