

Draft **ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.**
 Board of Directors Meeting Minutes
 Saturday, September 14, 2013 - AIA Firehouse 2:00 p.m.

Pledge of Allegiance: Bobbie Kerns lead the Pledge of Allegiance.

Call to Order/ Determination of Quorum: Bobbie Kerns called the meeting to order at 2:00 p.m. and determined that a quorum of the Board was present..

Attendance: Board members in attendance were Bobbie Kerns, Mike Wigent, John Moseman, Al Hale, Barrie Riddoch (via phone), Sharon Pugh, Linda Squirrel

Addition to or Deletions from the Published Agenda:

- Action on Board Officers
- Approval of Diesel Parking Fees at Winter Parking Lot
- Adopt Date for Winter Removal of RV's
- Appointment of Security and Other Liaisons
- Postponement of action on Reserve Study and Investment Policy

Motion to Remove Officers:

In compliance with AIA's Bylaws, CCIOA and the Colorado Non-Profit Corporations Act, which permit removal of officers with or without cause, Linda Squirrel moved to remove Bobbie Kerns as President and Barrie Riddoch as Secretary of the AIA Board of Directors.

Sharon Pugh seconded the motion which was passed unanimously by the Board members not named in the motion.

(This concludes the portion of the meeting recorded by Barrie Riddoch as Secretary.)

Mike Wigent, Vice President, then took over conduct of the meeting. Linda Squirrel agreed to act as Secretary for the rest of the meeting.

Approval of July and August 2013 Minutes: Corrections had not been made to the July minutes and the August draft minutes still needed to be reviewed since they were not presented to the Board, so action was not taken on these minutes.

Review of Financials: Al Hale reviewed the Financial Statements and highlights including the sale of an AIA-owned lot, funds spent to prepare and print the Arrowhead Awareness booklet and the fuel fill-up this past month for heavy equipment (\$3,600). Another fill-up may be necessary before year's end.

Reserve Study & Investment study: John Moseman moved to postpone action on the Reserve Study and Investment Policy. Sharon Pugh seconded the motion which passed unanimously.

Disclaimer: After a number of months and a previous Board decision to publish the disclaimer Linda Squirrell had provided to the Board to protect the Association from liability for other sites, the Disclaimer still has not been posted to the website, the bulletin boards or the Smoke Signals. Linda Squirrell moved to have it reviewed by an attorney and then presented back to the Board. Sharon Pugh seconded that motion. Before the vote, Mike Wigent moved to amend the motion to have the review done by the AIA attorney and Sharon Pugh agreed to that amendment. The motion passed.

Introduction of new Inn Owners: Pat Amie, one of the new Inn owners along with his wife Jessica and friend Zach Rounds, introduced himself to the community and announced that they are operating both the restaurant/bar and the lodging Thursdays through Mondays starting at 11:00 a.m. They plan to operate year round except for mud season. He invited owners to display craft and art items for sale at the Inn and announced a discounted rate of \$65 on rooms when reservations are made by an Arrowhead owner for their family or friends.

New Business Action Items

Discussion of Scope of Work and Approval of Independent Accounting Firm to Handle Election of 2014 Board Members: At the August meeting, the Board had decided to have this year's election handled by an independent accounting firm and Secretary Barrie Riddoch, chair of the Election Committee, had solicited proposals from 3 firms. However, not only did the proposals include questions from some of the firms but they were only presented to the Board when this item came up on the agenda. This gave no time for the Board members to study them or get the questions answered.

At President Bobbie Kerns' request at the 9/13 Workshop, John Moseman had prepared a Resolution to hire an independent firm to conduct the election, which was signed by all the Board members present and will be e-mailed to Barrie Riddoch for his signature. Mike Wigent explained the reasons for the decision to hire an outside firm. Board members felt that the ballots should list the candidates' names in random order, and should also print the biographies in random order, if at all possible. The only one of the firms that had handled an election for the Board previously was Dalby Wendland CPA's. John Moseman moved to hire Dalby Wendland, CPA's to handle the election and this motion passed unanimously. Bobbie Kerns suggested that any tie be broken by the accounting firm drawing names out of a hat and the candidates be so informed.

Action on Officers and Liaisons: Sharon Pugh moved that the Board officially name Mike Wigent (now acting as President in his capacity as Vice President) as President. Al Hale seconded this motion which carried. Sharon Pugh then moved to name John Moseman as Vice President, which carried. Sharon Pugh moved to name Linda Squirrell as Secretary of the Board, which was seconded by John Moseman and carried.

In January, a number of Board Liaisons had not been assigned. The following liaison assignments were made: Security – Mike Wigent, Design Review – Sharon Pugh, Forest Management – Mike Wigent (however, John Moseman will fill in as needed due to the winter log hauling)

Approval of Diesel Truck Parking Fee: Using a KWH meter, Al Hale had evaluated the cost to keep a diesel truck plugged in at the winter parking lot. The actual cost for one of these plug-ins is \$265 if the vehicle is plugged in all the time, but AIA is only charging \$200. Therefore, Al Hale moved that the Board increase the fee to the actual cost of the electricity which is \$265, with the proviso that anyone who had already paid for this winter's use, had just gotten themselves an "early bird special". John Moseman seconded the motion, which carried.

Date for Winter Removal of RV's: The Board set the date for removal of recreational vehicles and camping equipment from Arrowhead for November 11, 2013. Security will do their best to inform campers to leave if snow conditions warrant doing so earlier.

Manager Reports: Manager Reports were presented by Lisa Ditmore for Communications, Joyce Boulter for Design Review, Bill Conway for Forest Management, Linda Squirrell for Heavy Equipment and Maintenance and Reinie Masanetz for Security. These reports will be attached to the minutes.

Announcements from the Board: Reinie Masanetz announced that security officers will accept payments for trash fees for owners who come up without having paid them and want to use the compactor. Security will deliver fees collected to the AIA Office Manager. Reinie also announced that snowmobiles may be parked in the Winter Parking Lot beginning October 15, 2013, per AIA's county land use permit.

Bill Conway announced that owners may encounter short delays on the Alpine Plateau Road in the coming days while Will Hobson, Ron Corder and he are working to remove dead trees along the road in advance of winter snowplowing.

Audience Announcements: Kathy Koelzow announced that she will moderate a Town Hall meeting to allow property owners to meet and ask questions of the candidates for the upcoming Board of Directors election, immediately following this Board meeting.

There being no further business to come before the Board, the meeting was adjourned at 4:15 p.m.

