

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC.
ANNUAL OWNERS' MEETING MINUTES
SATURDAY, AUGUST 16, 2014 – 2:00 P.M.
ARROWHEAD FIREHOUSE

Pledge of Allegiance, Call to Order and Determination of Quorum:

President Mike Wigent called the meeting to order at 2:01 p.m. He asked veteran Bob Hernandez to lead the Pledge of Allegiance to the Flag. Board members present, in addition to the President, were Vice President John Moseman, Treasurer Al Hale, Member Kathy Krohn, Member Tim Carlson, Member Sharon Pugh (via computer) and Secretary Linda Squirrel. A quorum was established. Mike asked the Board members to introduce themselves to the owners in attendance.

Agenda Change: One change to the agenda was to move up the presentation of the John Krall Award. Kathy moved to do this and adopt the agenda as amended. This was seconded by Sharon and passed unanimously.

John Krall Award Announcement: Committee Chairman Bob Hernandez gave some background on the award which was started in 2003. Past winners have been John Krall, for whom the award is named, Dee Sedgwick, Billie Ellis, Don and Elaine LaForge, Don Bumgarner, Glen and Carolyn Isbell, Ron and Diane Benson, Lucia Lebon and Bob Rosenbaum, Linda Dysart, Carla and Clyde Vavrik and Kevin Stilley, and Al Hale. There were 10 nominees for this year's award. This year's award went to Don and Kathy Koeltzow for their unsung volunteerism and service to the community. Mike congratulated them and thanked Bob and the committee for their efforts. (See history of the award and presentation read at the meeting attached to these minutes.)

Approval of 2013 Annual Meeting Minutes: Kathy moved to approve the minutes of the August 17, 2013, Annual Owners' Meeting as posted. Tim seconded the motion which carried unanimously.

Treasurer's Annual Report: Al Hale presented his annual report. Highlights were that AIA ended 2013 with net income more than double that budgeted. Those funds were put into the Members Contribution Reserve Fund for future major capital expenditures. Also, the 2014 budget projects net income at the end of this year of approximately \$35,000. Since the end of 2009, AIA's reserves have increased by over \$197,000. The Reserve Study required under CCIOA was

completed last year and is a 10 year projection. This will be reviewed annually and is available on the AIA website. AIA has over \$400,000 in cash on hand. (Report will be attached to the minutes.)

President's Annual Message: President Mike Wigent read his annual message thanking Board and Committee members for their hard work as well as thanking all the volunteers who contribute so much to our community. He reviewed the good shape the Association is in financially and the legal costs involved to respond to owners' requests, pursue delinquent accounts and develop policies and regulations. He thanked John Moseman for his continuing hard work in the changeover from Security to Arrowhead Patrol and pointed out that all 9 CCIOA required governing policies are in place (many of which AIA already had been in some form or another prior to CCIOA). He pointed out that legal advice was necessary to get our RV Regulation and our Enforcement Policy for our Regulations to be clear and enforceable. The result has been no violations of it so far this summer. He reviewed the items the Board is currently working on and thanked all for their cooperation. (Report will be attached to the minutes.)

Annual Reports:

Arrowhead Patrol: John Moseman reported on the changeover from Security to Arrowhead Patrol to meet requirements of our new insurer (which is saving the Association thousands of dollars). He thanked the employees for their cooperation in this effort and thanked owners for their cooperation, as well. He pointed out that there have been many bear sightings and that people can be held responsible for the death of a bear if their actions warrant. He asked everyone to be sure to remove Arrowhead vehicle stickers when they no longer own a vehicle. He also noted that we have had 34 guest RV registrations this year for an average stay of 3.25 days. (Report will be attached to the minutes.)

Communications: Cappi Castro outlined changes made to make advertising easier as well as going online for publishing Smoke Signals which saves on printing costs, allows for color and lets anyone go back to old issues easily. Copies can be mailed at owner's requests. She encouraged owners to provide items to post on Facebook like the very popular recent moose photos. She also pointed out that updating the website is a work in progress and that the bulletin boards will soon be getting a facelift. The best way to contact her is via aiasmokesignals@gmail.com. To receive important information that needs to be out in a hurry, owners should send their e-mail addresses to arrowheadblast@gmail.com. Those e-mail addresses are not shared with anyone else. (Report will be attached to the minutes.)

Design Review: Joyce Boulter provided her contact information for anyone getting ready to do anything on their lot; i.e., 970-862-8449 or joyce.boulter@gmail.com. She enjoys working with owners and admires their enthusiasm. She reminded all that every driveway must have a street address sign and owners should refer to the sign rules. Her committee recommended suspending the \$250 utility fee, which was approved by the Board. In addition, the specifications for reclaiming road cuts were changed with the Board's approval. Income from fees has dropped from \$3250 in 2011 to \$1525 so far in 2014. (Report will be attached to the minutes.)

Forest Management: Bill Conway reported that we were allowed to insert requirements in the timber sale contract, which is a rarity. The winter log hauling went well but hauling later than planned damaged the Alpine Plateau Road. Negotiations resulted in repairs that the County permitted Will to make and Montrose Forest Products provided funds and materials toward that. Douglas fir beetles are increasing in isolated spots. Spruce beetles are all the way to Monarch Pass. He asked that owners report dying trees to him because they must be removed before winter so that the bugs don't spread in the spring. Owners are responsible for removing the trees from their lots and Bill handles what he can on AIA property. Bill is available to assess trees for owners if they have concerns including concerns about aspens, some of which are up to 100 years old and tend to fall easily. He offered to be present if an owner has to meet with their insurance agent here about defensible space or mitigation so that he can offer advice and alternatives. There are 75% grants available from the State for this work and Bill is currently working on about 11 of these. He suggests that our community may want to seek a "Fire Wise Community" designation. He will have MCH pack ordering information on the website and in Smoke Signals in October and he doesn't yet know whether there will again be winter log hauling. (Report will be attached to the minutes.)

Heavy Equipment and Maintenance: Linda Squirrell reported on the winter log hauling that went well thanks to the hard work of Bill Conway, Will Hobson, Ron Corder, our snowmobile club and the cooperation of our owners. The County has applied magnesium chloride to the Alpine Plateau Road, the firehouse roof and the winter parking lot bathroom are in good shape, the sign in boxes are in the process of being replaced with more secure ones, the warming hut will receive improved insulation this fall (thanks to John's donation of materials for Ron Corder's work), the trash compactor is in the process of replacement at considerable savings to the Association and the voluntary "catch and release" at

the Flints is working well. She thanked everyone for their cooperation. (Report will be attached to the minutes.)

Fire Department Annual Report: Kevin Stilley reported that the department now has better communications equipment thanks to the help of Rich Leary. He also reported that they'd handled a number of emergencies and reminded all to call 911 for such situations. Kevin also discussed the changes to ISO ratings (ratings of fire protection zones) that now require us to carry 500 gallons of water to a fire. To accomplish this in the winter, the department has acquired a skid unit with a 500 gallon tank to pull behind the snow cat. Due to that weight, groomed trails are essential. In addition, he reported that, since the Waldo Canyon and Black Forest fires in Colorado, insurance companies have become more cautious about insuring properties in forested areas and may even recommend mitigation before renewing insurance.

The mock evacuation exercise was a success. A lot of was learned and Kevin reminded all to register their cell phones (see the AIA website) especially if one has done so before July since the County changed companies for this and the information did not transfer over to the new company.

Introduction of 2014 Board of Directors Candidates: Lindy Lindner introduced each of the 2014 election candidates for the 2 terms that begin in 2015. They are Dale Breckenridge, Toby Ezell, Bob Hernandez, Linda Squirrell, Val Taylor, Curt Treichel. Each was given the opportunity to provide information about his or her background and reasons for wanting to serve on the Board. (Dale Breckenridge, who was out of the country, was represented by Jim Brock).

Lindy also reminded all that the deadline to designate who votes for a lot held in more than one name or in a trust or LLC, etc., is September 15th. Ballots will go out September 30th, so dues must be current by September 29th to receive a ballot, and ballots must be postmarked by November 17th to be counted.

Owner Education: John offered a PowerPoint presentation on Arrowhead Community Awareness discussing getting to know neighbors, looking for Arrowhead stickers on vehicles, paying attention to details and being aware of one's surroundings. He suggested everyone make a video of the interior of their cabins or RV's and keep it off site with serial numbers and other property identification information.

Curt Treichel presented a brief program on bears and reminded all that 80% of problem bears begin with feasting from bird feeders. No one should have bird feeders out once the snow melts. He handed out reading material on bears. Mike recommended the book "Beast in the Garden" whose information about mountain lions parallels bear behavior as well.

Owner Comments: One suggestion was studying the feasibility of hiring a management company to manage the Association since the amount of work and time now involved to run Arrowhead has grown so much. Another suggestion was that Mike reread the statement made at the morning Board of Director's Meeting. This will be attached to those minutes.

Carla Vavrik announced that the last Community Cleanup Day will be Saturday, September 23rd between 9:00 a.m. and noon. Volunteers can meet at the firehouse or south of 301 Spruce or where Hazel Lake Drive and Snowshoe Lane intersect (next to the AED). Bring trailers, chainsaws, work gloves, etc. To thank all this year's volunteers, there will be a pulled pork barbecue lunch afterward at the firehouse. She reminded all volunteers that they need to sign a waiver and release of liability in order to participate.

Joyce Boulter announced the post office meeting set for Tuesday, August 19th, at 5:00 p.m. at Black Canyon RV Campground on Highway 50 (mile marker 117). This is to discuss the changes in the hours of operation of the Cimarron Post Office.

Board Announcements: Mike thanked Don LaForge and Judy Elrichs for providing refreshments for the owner reception following this meeting and invited all to stay and meet one another as well as Board members and candidates.

Adjournment: The meeting was adjourned at 4:28 p.m.

Linda Squirrell, Board Secretary

Arrowhead Improvements Association, Inc.
Annual Treasurer's Report – August 2014

The Arrowhead Improvements Association (AIA) ended 2013 with a net income of \$100,600 which is favorably greater than the planned budget of \$45,277. At the January 2014 board meeting, it was decided to put this money into our Members Contribution reserve fund for future major capital expenditures.

Also, at the January 2014 board meeting, the 2014 budget was approved with a net income at the end of the year of \$35,841. Note that the bulk of AIA's income is fixed which mostly comes from owner dues. Given the reality that the cost of many aspects of operating the Association go up year after year, it may become increasingly more difficult to achieve balanced budgets in the future.

June 2014 financials show \$100,000 in Operations Reserve and \$325,966 in Members Contribution. Since 12/31/2009, AIA's reserves have increased by \$197,332.

Colorado Common Interest Act requires a reserve study to methodically calculate what money AIA should be setting aside for major future expenses. This ten year forward looking study was completed last year and will be reviewed annually prior to budget preparations to keep it current. A copy of the reserve study is available on the AIA website and it shows AIA is on track with having enough reserves for those upcoming major expenses.

In May of this year, a Grand Junction, Colorado CPA firm did an Agreed-Upon Review of AIA's Accounting Practices and Procedures which is done annually. No negative findings were found and a copy of their report is available at the AIA office.

AIA remains in a good financial situation with \$425,966 cash on hand.

Respectfully submitted,

Al Hale
AIA Treasurer

ANNUAL REPORT – HEAVY EQUIPMENT & MAINTENANCE

AUGUST 16, 2014

The Winter Log Hauling proved successful thanks to a lot of extra snow plowing by Will Hobson on the Alpine Plateau Road, the concerted coordination by Bill Conway with both the operator of the sale and the Forest Service and the patient cooperation of our property owners and their guests who drove the Alpine Road over the winter. We all learned a lot and we appreciate everyone's cooperation, not the least of which was the cooperation of the logging truck drivers. Arrowhead's Snowmobile Club with the help of Ron Corder did a great job of providing alternative access to the high country where we had to stay off the Alpine Road.

While the County was delayed in its usual grading of the Alpine Plateau Road due to extra snow this past winter and a beaver problem on Kebler Pass, when they did grade, they not only did their usual fine job but applied magnesium chloride from the highway to ½ mile south of the winter parking lot driveway. We were lucky to have Will on hand to do improve the road while we were waiting for the County crew to arrive.

Both the firehouse roof and the winter parking lot bathroom have come through the winter successfully, and we appreciate the help of all those who worked on this before and maintained these facilities. John Moseman has generously volunteered to donate the materials needed for the warming hut improvements which should save us money on heat and make the building a lot cozier.

This has been an active bear year and we appreciate all the folks who have been careful not to leave bird feeders out or food in their cars and have fastened the compactor's bear latch. The new improved trash compactor for which the Association has contracted will also be "bear proof" (assuming that's really possible).

We still hope to replace our sign in boxes at Ute Drive and Lake Road but have had to look for a new supplier. And we are inventorying signs for repairs/replacements as we can do so.

Folks have been cooperating well in the use of the Forest Refuse Site and, as is typical for Arrowhead property owners, many of you have been diligently taking advantage of this wonderful amenity. We thank you all.

The voluntary changes made in fishing rules at the Flint Lakes seem to be working well and we appreciate all the folks who have been cooperating in this endeavor.

We want to thank all the folks who lend a hand whenever Will needs them in his work on equipment or in giving him a ride back to the shop when he's switching between the water truck and the grader and in all the other ways volunteers help our employees accomplish their work.

Linda Squirrell, Heavy Equipment & Maintenance Liaison

Annual
Arrowhead Improvements Association, Inc.
Arrowhead Patrol
Annual Report
2013-2014
August 15, 2014

Many changes have been made to our once "Security", with more to come in the near future. As insurance rates continue to rise and risk management under more scrutiny by the underwriters, Arrowhead has not escaped these industry challenges, reviews and changes.

With the discontinuation of our old general liability insurance policy, came the review of risks the Association may have or could have. While risks can be managed failure to mitigate risks cause policy premiums to accelerate or termination of coverage.

Saying all of this, it became clear The Association must move away from a "Security" image as not to imply we provide professional security services and the implied assurances that a security service would provide. We made a move to redefine our "Security" and to a more owner courtesy and a positive community resource. Eventually a name emerged of the 'Arrowhead Patrol'.

Staffing in 2014 has been difficult. Trying to find applicants on a part time bases plus, living off the mountain proved to be a serious challenge. We will add a new member in September to accommodate the current retired staff to allow more time off. From the fall of 2013 to first of January 2014, the patrol lost three personnel leaving two patrol officers for the winter. By late April, we were able to get two personnel added (Toby Ezell and Brad Fowler) till early December 2014. Starting in late September 2014, we will have Jim Gelsomini as a patrol officer on a permanent basis. This will give Arrowhead Patrol three officers for the coming winter. (A side note: Arrowhead Security name has been changed to Arrowhead Patrol for insurance purposes and our logos will reflect this change in coming months).

Property owners are required to register their vehicles, snowmobiles, ATV's, UTV's and trailers. These yellow "numbered" stickers will help Patrol to identify the owner(s) of registered vehicles when needed, especially during snow removal days in parking lot or when found abandoned. Arrowhead is a private community and we would like to keep it as such. Patrol will stop unregistered vehicles to find out the nature of their business at Arrowhead. Most likely they are visitors or contractors and we have passes available for them. Also, we ask property owners to contact us if your registrations forms need updated. Your phone numbers, e-mail addresses or home addresses may have changed besides needing stickers for a different vehicle.

The decals have been changed to reflect the Arrowhead Patrol on our vehicle.

In the weeks to come the Arrowhead Patrol will define its purpose and goals more clearly. Announcement to Owners will be forth coming to allow the owners to know what The Patrol will and cannot do.

The Association still encourages owners to use the check-in points to help assist in an emergency. We will be upgrading these stations with locking boxes.

ATV and OHV vehicles have become a problem in many ways, excessive speeding, side-by side riding, and the reckless handling of these vehicles on our roads. The Patrol will begin issuing warnings, and repeated offenders will be issued citations. We encourage all owners to educate riders to be respectful and obey the rules that keep us all safe. Please register your ATV's, OHV's and obtain vehicle stickers. Please discard all stickers when selling or trading.

Unleashed dogs with no owner present not under control is yet another problem. These dogs are a menace to wildlife and potential safety compromise to small children. Owners must keep their dogs under control at all times.

We ask anytime you encounter a bear at a cabin, tent, trailer or whatever and it is being a **problem**, to please call the Patrol. Try to get a good description of bear and if we have a major issue with a bear, then DOW may bring up a live trap to capture and move elsewhere.

Owners have been gracious to secure fire & fishing permits, vehicle and 2nd RV registrations. Thanks to all owners for their understanding and cooperation in this very complex endeavor.

Respectfully Submitted,
John L. Moseman
Board Liaison

Design Review
Annual Report for the AIA Board
August 16, 2014

Request for activity on properties started in March. New owners are always excited to get on their lot and start using the property. I have to break the news that it is usually Memorial day before the ground has dried out enough to use heavy construction equipment. I love the enthusiasm of new owners and the conversations shows that they have read the regulations.

Any new or old owner that is planning any improvement or construction on their lot should check with Design Review for approval of plans. Please call or email me at **970 862-8449** or **joyce.boulter@gmail.com**. I will answer questions or meet with you on your lot to discuss your project. In July we had our practice evacuation. One of the major criticisms was the lack of clear signage on lots. Any owner that has a driveway should have an address sign at the filing road and and if the road goes to more than one lot, and another one if the road forks. This is for the fire and rescue workers to identify your lot. Sign guidelines are in the regulation. Driveway design guidelines are also in the regulations. The drive should have a Y or T to allow for the fire truck or emergency vehicle to turn around.

Because our contractors and owners have shown that they repair the roads and reclaim the land after construction, I have asked the board to remove the Utility fee for \$250.00. It is the property owner to make sure the land is reclaimed to original or better condition. The specifications for filling in road cuts has also been removed. Following is a breakdown of activity for 2014.

Activity	2011	2012	2013	2014
House	2	1	4	2
Garage	2	1		4
Shed	7	5	4	3
Remodel/deck	3	1	6	1
Driveway/RVpad	5	8	6	3
Utilities	3	4	3	4
Fees	\$3250	\$2000	\$2950	\$1525

Annual Forest Manager Report
August 2013 to August 2014

The last year has been busy for Forest related items. This report will touch on the primary things that have occurred.

Forest Service Logging - After extensive discussions between Arrowhead, Forest Service, and Montrose Forest Products the Long Draw Timber Sale contract was modified to include more stringent timber haul requirements. These were primarily focused on safe winter operations but also included road maintenance requirements. The safety requirements were implemented well and by all accounts the logging trucks were very safe and courteous. The road maintenance generally went well most of the winter with a few conflicts reported between the snowmobile trail and the plowed logging road. Unfortunately the log haul was allowed to continue into the spring break up period for about 2 weeks. The result was significant damage to the Alpine Plateau road. This led to another round of discussions in early May about when the road was going to be repaired. The end result was that Montrose Forest Products paid the AIA to grade the road and spread rock provided by MFP. This was less than the ideal solution but did provide a reasonable road surface prior to the arrival of most summer residents. As I write this report no information is available about when logging will again occur on the Forest Service. When logging does occur, every effort will be made to have the Forest Service stop log hauling before damage occurs to the road.

Gunnison County Maintenance of Alpine Plateau Road – Road grading and application of Mag Chloride occurred later than normal this year. The county had winter road damage problems in other areas and the rotation of work pushed the Alpine Plateau road down the list this year. All things being equal we should be in line for earlier work next year. At Arrowhead's request the Mag Chloride application was extended past the winter parking lot.

MCH Packs – Community participation in this program was again very good with a total of about 11,000 packs put up on private lots and community property. The packs generally seem to be effective with the exception of a few areas of heavy Douglas fir beetle infestation.

Douglas Fir Beetle - Infestation continues at a low level over most of Arrowhead. There continues to be a significant problem near the end of Crest and east of the Flint Lakes on private property and on BLM land. The number of beetles caught in traps continues to increase and additional tree mortality can be expected to show up in the spring of 2015.

Spruce Beetle – The spruce beetle infestation continues to increase on Forest Service and BLM lands. Once established the beetles are expected to kill hundreds of thousands of acres of spruce in the next 4 years. In addition to the MCH pack program, I have started an extensive spruce beetle trapping program at Arrowhead south of the fire house. Very few beetles were caught in most traps but higher numbers were caught in a few traps for a short period of time. There are no conclusions apparent at this time. Trapping results and tree mortality the next 2 years will provide more information on how successful this program will be.

Removal of Beetle Trees – Removal of beetle infested trees on community property will continue when feasible. Multiple options are used to remove trees at the lowest cost possible. Trees that die in the spring need to be removed before beetles fly but this can be very difficult because there is less than a two week opportunity to do so. Dead trees on community property that no longer have beetles are left standing unless they are a hazard to roads, driveways or structures. Owners with recent beetle killed trees are contacted and encouraged to remove the trees in a timely manner.

Spruce Bud Worm – This insect has been present at very low levels the last two years but a significant increase occurred in July of 2014. Damage was very evident to the new growth on all conifers. A similar attack can be expected next year and then should start to taper off again.

Aspen - Several diseases are effecting aspen and that trend can be expected to continue as our aspen forest ages. Owners should be very aware of potential blow down near houses and vehicles

Mitigation and Defensible Space – Mitigation and defensible space work has tapered of dramatically the last 2 years. At the same time more home owners are getting questions from their insurance companies about defensible space. Home owners need to continue to be encouraged to do this work. Grant money is currently available for defensible space from the Western Region Wildfire Council. I am currently working with the State Forester and several lot owners to facilitate this grant process. Other owners are encouraged to take advantage of this opportunity. There may also be some other opportunities under this program to do additional work on Arrowhead community property.

Hazard Trees - Approximately 25 permits have been issued in the last year for the removal of one or more trees that are hazards to structures or vehicles.

No Stump Dump – Operation has been proceeding smoothly this year with a reduced amount of material. A smoke permit will be obtained from the state and the material burned after snow fall.

Fire Wise Community – The application process is currently being started to get Arrowhead designated as a Fire Wise Community. This designation would be helpful to residents applying for fire insurance.

William Conway

Arrowhead Forest Manager

August 2014 Communications Report

Cappi Castro

August 16, 2014

The next issue of Smoke Signals will be published October 1st. Advertisers can find a link on the AIA Website Smoke Signals page to order advertising. Advertising is Due by the 10th of September for the October issue.

For important information that needs to be out in a hurry we utilize our “email blast.” To sign up, email arrowheadblast@gmail.com. We do not share this list.

The Arrowhead in Colorado (AIA) facebook page continues to include current community information and events.

Questions or comments to AIA communications can be sent to aiasmokesignals@gmail.com.

ANNUAL MEETING PRESIDENT'S MESSAGE

2014

The first thing I would like to say is "welcome to the annual meeting". I encourage all owners to attend every meeting and especially the annual meeting. Every owner is always welcome.

I would like to thank the directors for their hard and dedicated work this past year. I have served on numerous boards, advisory committees and committees over the years and I can tell you I have never served with a harder working and more dedicated board than you see seated here. As volunteers, they have put in countless hours in the administration of your Association.

I am not sure how long and detailed the annual president's message usually is. I hope to not bore you with minutia. If you desire additional information, do not hesitate to contact me or any board member. What I would like to do is share with you some of the cardinal points from the past year and some current tasks we are working on.

I see the Boards primary responsibilities as two fold. We are charged with being financially responsible with the owners' HOA dues and association assets and to follow and enforce the association's governing documents and state laws relating to HOAs. The latter being mainly CCIOA.

Financially, the association is on solid ground. At this point in time we are within budget for 2014 and things are looking positive for the remainder of the budget year. The treasurer's report will offer more information. As an aside, AI has begun working on the 2015 budget and the board will soon be addressing the budget development process. Each month, as is typical with the board, we carefully look at the line item expenditures and inflow and make the appropriate adjustments within the budget. One line item that we have addressed and modified is that of legal fees. Our legal fees line item covers a variety of expenditures including legal advice for the board, legal response to owner records requests, property line

adjustments, delinquent dues collections (which we must pursue under CCIOA) and development of policies and regulations, which must be covenant based and legally defensible to name a few.

An action that was noticeable to all owners that led to an annual financial enhancement was changing the name of Arrowhead Security to Arrowhead Patrol. I would like to thank John for all his hard work on this transition and also thank the patrol team for their input and efforts in making the transition a success.

In regards to the second area of responsibility, that of ensuring our regulations and policies are consistent with our covenants and CCIOA, the board has now addressed all nine of the CCIOA HOA governing principals. While most of the governing principals were already in place, and had been for a number of years, we adopted those that we did not have in place and modified and updated a few others. We are now up to date---until the State Legislature acts to change them.

We, under Linda and Kathy's lead, are undertaking a rewrite of our regulations that are referred to as ministerial changes. This effort is addressing spelling, grammatical errors, incorporation of the recently adopted regulations and terminology, such as changing security to patrol. There will be no content change to the documents. This will allow for all of our governing documents to be easily accessible in one location on the website.

The board worked on two regulation updates this past year that demanded considerable attention. One was a rewrite of the guest RV regulation to make it clearer for the board, owners and Arrowhead Patrol to understand. Because there has been an RV regulation in place for many years that numerous boards struggled with to get right, and this board attempted to rewrite the regulation to no avail, we sought professional legal assistance to help write the regulation that was adopted. We now have a regulation that is clear and enforceable. I would also like to add that, to this point in the camping season, there have been no willful violations and no violations have been issued. I would like to thank all owners for their support of the regulation.

The second regulation that was adopted was the Enforcement Policies and Procedures Regulation. This is a complex regulation that is required by CCIOA as one of its governing principals. The association had a policy and procedure in place but it was unnecessarily complicated and difficult to enforce. For this regulation, because it needs to be concise, manageable, understandable and follow a due process, the board again sought professional legal HOA guidance for its development.

The board is currently working on numerous other tasks. Among those that are of interest to owners are the groomer, trash compactor and working with the Forest Service regarding logging and maintaining the Alpine.

We are pursuing grooming options that do not include continuing our annual contractual relationship with the Arrowhead Snowmobile Club. For a number of years we had a win win agreement with the ASC via the State of Colorado but that relationship is no longer available so other grooming options are being explored.

I recently signed the trash compactor contract and the new compactor will soon be in place. The new compactor will have larger capacity, require fewer dumps and will be maintained by the trash company.

Through the efforts of the board and our Forest Manager we were able for the first time, which I am aware of, to receive consideration, compensation and materials, in the form of gravel, relating to up country logging impacts on Arrowhead. The logging situation and how it impacts the Arrowhead community is being monitored and appropriate contacts and negotiations will occur.

This concludes my message. If you have questions or comments do not hesitate to contact to me or any board member. Thank you all coming.

Respectively submitted,

Mike Wigent, BOD President
