

Long Range Plan 2006

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Trends:

- 1) **Growth:** Housing starts have hit an all time high with 19 houses approved this year. After a banner year of property sales last year, property values have escalated considerably leading long-time investors and speculators to list lots for sale this year.
- 2) **People:** New property owners are younger, outdoor oriented people who are, at this time, using their property for vacation and weekend relaxation and recreation.
- 3) **Politics:** The growth on the western slope, Gunnison County, and Arrowhead has prompted changes in County regulations. Arrowhead is a unique mountain community where the “one size fits all” approach does not work.

Issues:

- 1) The rapid growth of our community with full time homeowners, part time homeowners, and RV/campers, is placing increased demands on the current infrastructure and the demand for services.
- 2) Increased traffic, construction and population places stress on the fragile alpine ecosystem, forest and wildlife.
- 3) A strong sense of community is created by the many volunteers who do much of the work in the community.

Accomplishments on the 2005 Plan

Recommendation	Action
1. Assure the long-term viability of Arrowhead	
Institute fees to pay for additional services provided	Dues increase insures the financial health of AIA for the next few years.
Consider hiring an administrator to manage AIA business	Dave Tobler hired as business/office manager. Design Review manager was hired.
2. Preserve the Arrowhead Community	
Continue to strictly enforce the Covenants and Arrowhead Regulations	Security team increased from 2 to 4
Develop ways to encourage volunteer activities	
Monitor developments in the surrounding areas and the County to continually assess the impact on Arrowhead.	Representatives from Arrowhead are attending both County Commissioner and Fire Protection District meetings. Linda Squirrel has volunteered to attend County meetings and will report to the Board.
Take steps to insure continued high quality water for drinking and fire fighting with additional storage for treated water.	First right of refusal agreement between water company and AIA in place.
Consider the feasibility of installing restrooms at the parking lot.	Researching the different types and cost of toilet facilities that would be appropriate for the parking lot.
Pursue the possibility of having the County assume responsibility for maintenance of the Alpine.	Initial meetings with the County have taken place.
3. Preserve the Arrowhead Forest	
Implement actions recommended in the annual survey of the health of the Arrowhead forest.	Several trees with Doug Fir beetle were identified and taken down.
Continue to encourage owners to clean up their lots.	A dump trailer was purchased and made available to owners for lot clean up. The trailer has been in constant use over the summer.
	Community clean up day was held to clean debris from common areas and roadsides.

Recommendations for 2006:

1. The Board should review its role as both a policy making and managing board. The Board could consider moving into more of a policy making/supervisory role and the means to accomplish that change.
2. Investigate and monitor any plans for future development/use of the commercial property adjacent to the Inn at Arrowhead and the impact of such development on our community.
3. Continue to monitor and plan for increased demands on the community infrastructure and services such as road maintenance, winter parking facility, trash disposal and security.
4. Enlarge the shed in the parking lot to accommodate and organize package delivery and possible installation of restroom.
5. Assess homeowner support for the possibility of the formation of a fire protection district at Arrowhead. Support the efforts of the fire department as needed and maintain clear communication with owners.