

ARROWHEAD IMPROVEMENTS ASSOCIATION
BOARD MEETING AGENDA
September 16, 2006

Meeting Date: September 16, 2006

Presiding: Gary Keiser

Board members present: Gary Keiser (President), Don Beach (Vice President), John Moseman (Treasurer), Paul McDermott, Bruce Saunders.

Gary Keiser called the meeting to order at 2:00 p.m. at the Inn at Arrowhead.

A motion was made (Paul McDermott) to approve the August 19, 2006 minutes, seconded (John Moseman) and carried unanimously.

Financial Report: John Moseman

John reviewed the monthly financial report, and pointed out that although some YTD expenditures appear to be over budget, many of these are one time annual payments which will balance by the end of the year. Overall, the expenditures are under budget for the year.

A motion was made (John Moseman) to accept the August, 2006, financial report, seconded (Bruce Saunders) and carried unanimously.

John reported that AIA has laddered certificates of deposit at Wells Fargo. Each year a CD matures, and is reinvested to maintain a reserve account. There is a \$20,000 CD maturing next week.

A motion was made (John Moseman) to add \$10,000 and renew the Wells Fargo Certificate of Deposit for a period of five years, seconded (Bruce Saunders) and carried unanimously.

Security Report: Gary Keiser

Gary Keiser announced that the winter parking lot will be opened on October 15, 2006, for residents to begin parking vehicles for the winter. He asked that vehicles not be parked before that date to allow Security to get the parking areas designated.

According to AIA regulations, all RVs and camping equipment must be removed from the subdivision no later than November 12, 2006.

Fire Department: Bruce Saunders

Bruce Saunders reported that Mike Wigent is following up on a planned First Responder class for this fall or winter. Presently, six fire department and four security members have indicated an interest in the class. An ATV accident occurred south of Arrowhead last month. A forest service employee transported the victim to Arrowhead. Several AVFD members as well as Gunnison EMS responded. Injuries were reported as minor. AVFD has received \$3,000 to \$4,000 in additional equipment for the ladder truck which was donated by Crested Butte FPD.

Amerigas conducted a propane safety class.

Final details are being worked out to allow the Gunnison 911 office to be able to use reverse 911 in the Arrowhead area, at no additional cost.

Landscaping around the fire station is nearing completion, and will be finished in the spring.

Owner ballots to authorize formation of a fire district have been mailed out. Ballots are due October 20, and the outcome will be announced at the October 21, AIA board meeting.

John Moseman reported he had contacted the AIA insurance carrier in response to questions of how formation of a fire district will affect insurance on the mountain. The insurance carrier said the Fire Department Fire Pack policy will continue, with the possibility of reduced premiums. Homeowner insurance should be unaffected.

Design Review: Gary Keiser

Design review has approved two additional houses and two sheds in the past month. All sign compliance letters have been sent out, and response has been positive.

The Design Review Committee has recommended changing the fee structure to more closely reflect the costs

incurred, the impact that construction has on the subdivision, and make collection of the fees easier. The Design Review Committee also recommended a revision in the Regulations concerning temporary structures. These revisions will be presented to the Board for approval at the October 21 meeting.

The committee has determined that part of Wildflower Drive encroaches on a property owner's lot, and will need to be moved. Due to time, weather and material considerations, it has been agreed to make the change next spring, after the spring thaw.

A motion was made (Gary Keiser) to approve moving a section of Wildflower from private property onto common land next spring after the ground dries out, seconded (John Moseman) and carried unanimously.

Committee Chairman Joe Reitz has announced his retirement from the position at the end of the year. Applications were received from two well qualified individuals. The AIA Board has appointed Leonard Wasilewski to assume the Design Review Manager position, effective January 1, 2007.

Heavy Equipment: Don Beach

Don Beach reported Will Hobson has worked on some of the bad spots on the Alpine. The Heavy Equipment staff will be meeting to prepare budget projections and costs for next year.

Don also reported that investigation into a toilet at the winter parking lot indicates a composting type system is the most economical, however, due to cost and time constraints, the project will not occur this year.

Hazel Lake: John Moseman

John Moseman reported the engineering reports concerning Hazel Lake indicate the polymer lining installed last year has not slowed down the water loss. After discussion concerning damage to the liner by people running vehicles and ATVs on the treated area, the committee will be asked to evaluate and make recommendations to the board on possible alternatives: 1) cost estimates to install a complete liner; 2) develop a recreation area consistent with the existing water level; 3) attempt to treat with polymer again.

Maintenance and Improvements: Paul McDermott

Paul McDermott reported that it is probably too late this year to effectively treat the noxious weed problem. Bettye Keiser and Lynda Dysart have been asked to coordinate efforts to get these weeds under control. Due to the large area of common lands which are infected, estimates are going to be obtained to help budget for a commercial weed management firm to treat the most serious areas.

Alpine Road: Gary Keiser

Gary Keiser reported that Gunnison County bladed the Alpine Road again last week, and has been requested to budget for increased maintenance next year.

Announcements: Gary Keiser

Gary Keiser reminded everyone that Lake City Snowmobile Club memberships are due. Dues paid to the club help with the grooming of the Alpine Plateau area.

Gary Keiser adjourned the meeting at 2:55 p.m.