

ARROWHEAD IMPROVEMENT ASSOCIATION
ANNUAL BOARD MEETING
August 15, 2009
DRAFT

The August 15, 2009 meeting of the AIA Board of Directors was called to order at 2 pm on Saturday, July 18, 2009, at the Arrowhead Fire House with President Paul McDermott presiding. The following Board members were present: Kathy Leary; Rich Ostrom; Paul McDermott; Randy Touslee; and Donald Koeltzow. President McDermott determined that a quorum was present.

Order of Business:

1. Approval of the minutes: Donald Koeltzow stated that the official draft of the July 18, 2009, minutes were distributed and asked if there were any questions, corrections, or additions. Hearing none, he moved that these minutes be approved. The motion was seconded by Kathy Leary and the motion was carried.

2. Financial reports: The financial report for July was distributed and Randy Touslee stated that the money in the bank essentially stayed the same. Under assets, he noted that there was a \$5,000 accounts receivable amount that was the loan made to the snowmobile club in order for the club to obtain a grant to purchase a groomer. This grant was received and the Board is currently working to develop a contract with the club to groom the filing roads this winter. The snowmobile club will pay back this loan by grooming the filing roads at an hourly rate which will be applied against the loan until it is paid back. He commented that the Building and Equipment line item was increased from approximately \$712,000 to the \$804,703 shown because of the purchase of the grader and the parking lot bathroom. On the Income Statement, Randy Touslee noted that account 435 showed an amount received of over \$2,400 because property that the Association had placed a lien on had been sold and the lien was paid. Line 447 contained an amount received of \$1,668 which is the reimbursement for the insurance on the fire house. The Association pays for the insurance and the Fire Protection District reimburses the Association for this cost. The \$2,000 received in Line 451 was also from the Fire Protection District for lease of the fire house. He commented that we had waved last years lease charge and the \$2,000 covers both last years and this years lease payments. He stated that, as shown under expenses, some of the larger bills are coming due like the forest mitigation. He also stated that the Board was starting to prepare the budget for 2010 and asked that homeowners with budget concerns communicate their concerns to Randy Touslee or Paul McDermott.
 - a. Increase of winter parking lot fees to cover actual costs. Randy Touslee stated that after doing some calculations using the average size of the

heaters involved and the costs of our electricity per kilowatt hour, our current fee of \$100 per year was not covering the costs of this service. He moved that the fees charged for diesel parking spots be increased to \$200 beginning January 1, 2010. The motion was seconded by Rich Ostrum. During the discussion, a property owner suggested that the circuits supplying the diesel parking spots be placed on a separate meter to provide the Association with the information that we need to accurately assess these costs. President McDermott stated that the Board would investigate the costs associated and feasibility of doing this. Hearing no further discussion, the vote was called for and the motion was carried.

- b. Randy Touslee called for questions concerning the financial statements for July. Hearing none, he moved that the financial reports for July be approved. The motion was seconded by Kathy Leary and the motion was carried.

3. Elections to fill Board Vacancies: Four candidates, Diane Benson, Dale Brekenridge, Bob Hernandez, and Barrie Ridloch had indicated their interest in applying for these positions.

- a. The first ballot of the Board was conducted to fill the position vacated by Sandra Clifton which will end December, 2010. Diane Benson was elected to complete this term.
- b. The second ballot of the Board was conducted to fill the position vacated by Ralph Ambruster which will end December, 2009. Bob Hernandez was elected to this complete this term.

4. Management Reports:

- a. Communications: Cheri Ratliff stated that the August Smoke Signals was now available on the web site and would soon be mailed to homeowners. She also stated that one of the articles on the web site will feature the new owners of the Inn, the Belgards.
- b. Design Review: Joyce Boulter stated that there were three houses under construction which will be dried in by the end of the summer. She complimented homeowners for following the regulations and the covenants by obtaining the proper permits, etc. in their building efforts. Members of the Committee had recently discovered three pit toilets and the Committee was working to get these removed. She stated that the Committee was working on a revision of the regulations for Design Review. She also stated that there was an opening on the Committee and that anyone interested in serving on the Committee should submit their letter of intent to her by August 31. The Committee will submit the list of candidates and their recommendation to the Board at the September meeting.

- c. Forest Management: Bob Rosenbaum reported that fire mitigation for 2009 using the machine was completed on 23.4 acres and that 1.6 additional acres would be cleaned by hand. This mitigation will be completed by August 31. He also stated that the \$20,000 grant request for mitigation funds for 2010 had already been submitted. These funds would include mitigation on 17 acres which would complete the mitigation of the Arrowhead perimeter. In 2011, we will begin mitigation within the Arrowhead Subdivision.
- d. Maintenance and Facilities: Donald Koeltzow reported that installation of the new culverts had been completed. During the remaining months of summer, the road crew will be adding additional gravel to Columbine and Lake and completing the final touch-up work around the new culverts. The attendees gave the road crew a round of applause for the excellent job they did in installing these culverts and for the minimum disruption of traffic during the process. He also reported that two of the rear tires on the Association dump truck had disintegrated and that four recapped tires had been purchased to replace these old tires.
- e. Security: Reinie Masanetz introduced John Sommers who reported that that there were at least five bears active in the community. Thus far, these bears have destroyed a tent and a screen room, attacked ash cans and trash cans, torn the trim off a trailer and attacked a BBQ. He advised homeowners to be cautious and to properly dispose of their trash. It was also advised that dogs and other pets should be carefully monitored so that they don't fall prey to these animals. Reinie Masanetz reported that most security actions during the month were regular duties with the exception of the removal of several trees that wind had blown down on the filing roads. He reminded homeowners that hunting season was beginning and asked that they report any gun shots that they hear as soon as possible. He commented that the security was ready to assist with any emergency requiring the helicopter because they now have the proper protective gear and the lighted wands that are needed.

5. Committee Reports:

- a. Board Election Committee. Donald Koeltzow reported that he had received letters of intent from only two candidates for the two Board positions that will be available in January, 2010. Therefore, a Board election will not be needed and Bob Hernandez and Harold (Bing) Carlson will be the new Board members beginning in January, 2010.
- b. Covenant and Regulation Exploration Committee: Rich Ostrum reported that the proposed new covenants were edited and placed in legal form for review by the AIA attorney. After this process, the

proposed covenants will be publicized for comments by the homeowners. After this review, a final draft will be printed and may be placed on the Association Website for review. Final adoption will require a formal vote by homeowners. He also stated that the Committee was focusing their attention on the review of the AIA regulations.

- c. Fire Department: Bill Boulter reported that the changes made for the 4th of July picnic were well received and that these changes are also planned for the picnic next year. He commented that the Volunteer Fire Department was now a 503c organization which means that donations to this organization are tax deductible. After complimenting the volunteers involved in putting out the fire on July 18, he reminded homeowners to make sure that they knew where their exterior water hydrants were located in case they needed them to help put out a fire. He stated that the fire house pancake breakfast will be held on September 5 from 8 to 10 am. The cost for this meal is \$5 and the entertainment will be four teams competing in the fall fire house games. Finally, he asked for any information that may lead to the retrieval of the two Smokey the Bear signs that are missing from the entrances to Arrowhead.
- d. Snowmobile Club: Eric Johnson reported that volunteers had cleared approximately 2 ½ miles of the Winter Park snowmobile trail and that they had approximately ½ mile to go to complete this task. However, he expected this job to take several more weeks. He stated that the large green sign recently erected at the intersection of the Alpine and the turnoff to the winter parking lot would be moved approximately 100 to 120 yards farther south along the Alpine. Donald Koeltzow stated that the plan this winter is to plow the Alpine up to this sign and create a small turn around at the end so snowmobilers wishing to use this trail can park their vehicles along this section of the Alpine.
- e. Weed Control: Linda Dysart thanked the volunteers for their efforts to clean up around Hazel Lake. She also commented that three different groups had been spraying in the area for noxious weed control and that all of the filing roads had now been sprayed. She asked that homeowners note any weeds remaining after September 1 and let her know. She commented that each homeowner was responsible for weed control on their property and she offered her assistance with this task.

6. Action Items:

- a. The assessments against Lot 8, Block 3, Filing 3. Kathy Leary moved that the assessment against Lot 8, Block 3, Filing 3, for cutting of live trees in violation of Covenants and Regulations be set at \$4,000. The motion was seconded by Rich Ostrum and the motion was carried.

- b. Assessments against Lots 7 and 13, Block 3, Filing 3. Kathy Leary moved that the assessments against Lots 7 and 13, Block 3, Filing 3, for cutting of live trees in violation of Covenants and Regulations be vacated due to evidence presented which indicated the trees in question had been cut prior to possession by the present owners. The motion was seconded by Rich Ostrum and the motion was carried.
- c. Authorization of a replacement security vehicle. Rich Ostrum moved that the Security Manager be authorized to purchase a replacement Security Patrol Vehicle with approval of the President and the Treasurer. The motion was seconded by Bob Hernandez and the motion was carried.

7. Announcement from the Board:

Paul McDermott stated that the Winter Residents Meeting will be held on September 19.

- 8. Announcements from the audience: Linda Dysart announced that an additional cleanup day around Hazel Lake will be held on September 19. Several homeowners expressed concern that the John Krall award had not been given out this year. After discussion, it was decided to reestablish the award committee and Bob Hernandez volunteered to serve as the Board representative on this Committee. Nominations will be reopened and the Committee will report to the Board at the October meeting. In addition, this Committee will review the qualification requirements for recipients. It was announced that the Inn will be opening on August 27th under new owners and that the tentative plan was to offer breakfast, lunch, and dinner on Thursdays through Sundays. A question was asked about the sealing of the floor in the winter parking lot bathroom. Donald Koeltzow stated that the Board had decided to have the contractor seal this floor with a concrete sealer that would not make the floor slick.
- 9. Adjournment: Kathy Leary moved that the meeting be adjourned. The motion was seconded by Richard Ostrum and the motion was carried. The meeting adjourned at 3:07 pm. The next meeting will be held on September 19.