

**ARROWHEAD IMPROVEMENT ASSOCIATION**  
**ANNUAL BOARD MEETING**  
**September 19, 2009**  
**DRAFT**

The September 19, 2009, meeting of the AIA Board of Directors was called to order at 2:00 pm at the Arrowhead Inn with President Paul McDermott presiding. The following Board members were present: Paul McDermott, Randy Touslee, Bob Hernandez, Diane Benson, and Donald Koeltzow. Approximately 35 homeowners were present. President McDermott determined that a quorum was present.

Order of Business:

1. Approval of the minutes: Donald Koeltzow stated that there were several corrections to the official draft of the August 15, 2009, minutes as they were distributed. After providing these corrections, he asked if there were any additional questions, corrections, or additions. One additional correction was made and he moved that these minutes be approved as corrected. The motion was seconded by Randy Touslee and the motion was carried.
  
2. Financial reports: The financial report for August was distributed and Randy Touslee stated that the money in the checking account at the Alpine Bank was low and that funds were moved into this account. These funds will be replaced as income is received. 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. 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 we are also selling the fuel in the smaller diesel fuel tank to the Snowmobile Club and that the Club will work off the payment for this fuel through the grooming arrangement. On the Income Statement, Randy Touslee noted that our major source of income is from lot assessments. He commented that about 75 lots are delinquent in the total amount of approximately \$19,000. There is a process in place where our business manager sends out two reminder notices after the initial bill. After that, the attorney gets involved in the collection process. Randy Touslee stated that the mitigation for 2009 was completed and that this has been paid for. We will be receiving a reimbursement from the state of \$22,500. Mr. Touslee stated that our major expenses this month included a diesel fuel purchase of \$6,500, waste disposal of \$6,000, and wild fire mitigation for \$10,000. We are finished with weed spraying and we came in under budget. We had the last fish delivery at a cost of \$1,658, we purchased more gravel, and we spent \$19,882 for a new security vehicle for a total expenditure of just over \$50,000 for the month. Randy Touslee moved that the August financial reports be approved. The motion

was seconded by Diane Benson and the motion was carried. Finally, he stated that the Board was in the middle of the development of the budget for 2010 and that our plan was to have this budget ready for review and approval at the October Board meeting. One of the goals of the Board is to replenish some of the cash reserves that were used for the grader and other projects this year.

3. Management Reports:

- a. Communications: Cheri Ratliff was not present at the meeting, but at the Friday workshop, she mentioned that September 30 was the deadline for submitting articles for the next Smoke Signals.
- b. Design Review: Joyce Boulter stated that things were going smoothly. She stated that they had reviewed 2 houses, 8 sheds, 5 decks, and numerous utility and driveway installations producing an income of over \$3,000.
- c. Forest Management: Bob Rosenbaum was also not in attendance but had reported to the Board at the Friday workshop. He stated that the mitigation for 2009 was completed and 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 the dress-up of the installed culverts had been completed and between now and the closing of the roads for the winter, we will continue with the maintenance grading of the filing roads. He also stated that, in order to widen the road for our grader in the summer and the groomer in the winter, we have identified 27 trees along Columbine that we are planning to remove beginning in two weeks. Most of these trees are aspens that are in decline. Mr. Koeltzow stated that the floor in the winter parking lot bathroom has been sealed and the dead bolt on the door has been fixed. The door can now be locked when the bathroom is in use. However, we still do not have the Certificate of Occupation or the handicapped hand rails installed and he is working with the contractor to finish this job. He stated that he had been investigating the legal deeds and property boundaries for the AIA common ground. This fall, if he has time, he will be locating the corner pins and placing metal posts on AIA boundary lines that will have No Trespassing and No Hunting signs attached. This project will be completed next spring. He also will be obtaining electronic copies of all AIA plats and amendments from Gunnison County and this will make dealing with boundary issues much easier. Finally, Mr. Koeltzow stated that the road closing this

winter will be announced on the AIA web site with as much advance notice as we can obtain.

- e. Security: Reinie Masanetz commented on the new security vehicle. It is a 2008 Ford Explorer with approximately 32,000 miles. He thanked several people for their assistance in the purchase and painting of this vehicle. He also thanked the Edgewater Police Department for the donation of the light bar for the vehicle. He provided copies of the winter parking lot rules which will also be published in the next Smoke Signals. He stressed that it will be very important to have the yellow numbered stickers or visitor passes posted in cars in the winter parking lot as we will be towing violators. Towing costs are \$380 with storage charges of \$30 per day. Mr. Masanetz stated that there are 30 diesel parking spots available for a fee of \$100 each. He also stated that the primary helicopter landing zone has been established and is at the intersection of the exit from the winter parking lot and the Alpine Road. Signs will be placed to mark this zone so that people will not park in it. Finally, he stressed the importance of homeowners marking their driveways with reflectors and lining their snowmobile routes on their property so that security personnel can safely enter the property in the winter time. He commented that, if routes are not marked, breaking a trail into a property will be at the discretion of security personnel.

#### 4. Committee Reports:

- a. Covenant and Regulation Exploration Committee: Paul McDermott reported that the proposed new covenants were still under review by the AIA attorney. After this process, the proposed covenants will be publicized for comments by the homeowners and, at some point will be sent out for a vote.
- b. Fire Department: Kevin Stilley stated that the summer games were a success. They raised \$600 from merchandise sales and \$604 from breakfast sales. However, the main benefit was that the participants became more familiar with the fire fighting equipment and especially the capabilities of the new truck. He also thanked Joyce Boulter for serving as secretary for the past three years. Mr. Stilley announced that there will be a training session on high voltage electricity in November and that the CPR recertification will be held before November 1. Actual dates and times for these sessions will be announced on the AIA web site. Finally, he offered a farewell to Peggy Beach. He stated that she is an outstanding fire fighter who will definitely be missed. Martha Cook commented on the establishment of the primary landing zone for the emergency helicopter. She reminded attendees that a training session will be held on Monday. She also announced that several training sessions will be held in October and November.

- c. Snowmobile Club: Star Misner reported that only 800 feet of clearing remained in the preparation of the new Winter Park snowmobile trail which will be completed in approximately 3 weeks. She announced that Forest Service personnel would be on site next week to observe the progress made in the development of this trail. She reminded attendees that applications for club membership for 2010 were available on the web site and that the next club meeting will be after the Board meeting on October 17.
5. Action Items: Paul McDermott welcomed Bob Hernandez and Diane Benson as new Board members.
- a. Sale of old security vehicle. Randy Touslee moved to authorize the Security Manager to sell the old security patrol vehicle to the highest bidder. A bid of \$900 has been received. The motion was seconded by Bob Hernandez and the motion was carried.
  - b. Approval of Quick Claims Deeds. When the Board approved moving a lot pin, the exchange of small slivers of property needed complete this action was not done. This motion corrects this problem. Diane Benson moved to approve the Quick Claim Deeds for property affected by the relocating of property pins previously approved by the Board. The motion was seconded by Randy Touslee and the motion was carried.
  - c. Authorization to tow vehicles from the winter parking lot. Donald Koeltzow moved to authorize the Security Manager or his designee to impound and/or tow any vehicle in the Winter Parking Lot which does not have an Arrowhead numbered identification sticker or visitor's pass. The motion was seconded by Bob Hernandez and the motion was carried.
  - d. Appointment of Design Review Committee Member. Bob Hernandez moved to appoint Al Hale to fill the vacant position on the Design Review Committee. Diane Benson seconded the motion and the motion was carried.

6. Announcement from the Board:

Paul McDermott stated that the Winter Residents Meeting will be held after the Board meeting.

Bob Hernandez announced that a new nomination form for the John Krall award had been developed and that the Committee was accepting nominations until October 9<sup>th</sup>. The new form allowed persons in paid positions with the AIA to be

eligible as long as the activities being recognized were not a part of their paid duties.

7. Announcements from the audience: Linda Dysart announced that the native trail around Hazel Lake had been completed and marked and she expressed thanks to the many volunteers who had participated in its development.
8. Adjournment: Diane Benson moved that the meeting be adjourned. The motion was seconded by Randy Touslee and the motion was carried. The meeting adjourned at 2:50 pm. The next meeting will be held on October 17, 2009, at Arrowhead Inn.