

ARROWHEAD IMPROVEMENT ASSOCIATION
BOARD MEETING
January 16, 2010
DRAFT

The January 16, 2010, 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, Kathy Leary, 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 the minutes of the October 17, 2009, meeting were distributed and asked if there were any additional questions, corrections, or additions. Hearing none, he moved that these minutes be approved. The motion was seconded by Randy Touslee and the motion was carried.

2. Financial reports: The financial reports for December and for 2009 were distributed. Randy Touslee pointed out that, in 2008, our assets in money markets and CDs totaled approximately \$46,000 more than the \$193,000 shown in accounts 106 plus 107 plus 114 at the end of 2009. He stated that this was due to the capitol expenditures (new grader, winter parking lot bathroom, etc.) made in 2009. On the Income Statement, he noted that the Membership Lot Assessments line item was approximately \$6,000 below expectations and stated concern that the delinquent accounts totaled over \$19,000 at the end of 2009. The total income was \$14,500 higher than expected because \$23,000 from the forest mitigation grant that should have been received in 2008 was not received until 2009. Mr. Touslee stated that the expense items for 2009 were generally on budget and that our actual net income after expenses and capital expenditures in 2009 was \$31,366.58. He moved that the December and 2009 year end financials be approved. The motion was seconded by Bob Hernandez and the motion was carried.

Transfer of funds from the Community Center Account. Randy Touslee moved that the Community Center Building Fund balance of \$6,240.93 be transferred to the Alpine Bank Money Market Account and that the funds from Account 366 for the Community Center Building Fund be listed as Undesignated Surplus in Account 361. The motion was seconded by Dianne Benson and the motion was carried.

Approval of the 2010 Budget. Randy Touslee discussed the proposed budget for 2010. He noted that \$1,000 was added to line 680 to provide funds for repair and

maintenance of the fire department building. This decreased the total expected Net Income for 2010 to \$27,415. He moved that the 2010 Budget be adopted as amended. The motion was seconded by Kathy Leary and the motion was carried.

3. Election of Board Officers. Bob Hernandez moved that the following AIA Board Officers be elected for 2010: Paul McDermott as President, Kathy Leary as Vice President, Donald Koeltzow as Secretary, and Randy Touslee as Treasurer. The motion was seconded by Dianne Benson and the motion was carried.
4. Management Reports:
 - a. Communications: Cheri Ratliff was not present at the meeting, but at the Friday workshop, she mentioned that she was doing house cleaning on the AIA web site. She stated that new winter “flash photos” were added and commented that she will be starting a new feature called “People of Arrowhead” which will include photos and information about individuals and why they chose to live at Arrowhead. She also stated that we now have one listing on the Service Directory page and she stated that she will be asking that local residents send her the contact information for people and businesses that they have had good service from. She will then invite these businesses to advertise in the Service Directory. Finally, she stated that the deadline for submitting material for the February Smoke Signals is January 31.
 - b. Design Review: Joyce Boulter stated she has received one set of house plans for construction in 2010.
 - c. Forest Management: Bob Rosenbaum stated that he had nothing to report.
 - d. Maintenance and Facilities: Donald Koeltzow reported that the winter parking lot bathroom was again operational and that he believed that Will had discovered and fixed the problem. He reported that an idler pulley had been replaced on the grader avoiding a potential very costly repair. He reported that damage to the large garage door on the maintenance shed had been repaired and that the grader had been involved in a minor accident on the Alpine Road. Finally, he mentioned that the work plan for 2010 road maintenance had been developed and included the installation of three new culverts as well as graveling several sections of our filing roads. He stated that more detail would be contained in the February Smoke Signals.
 - e. Security: Reinie Masanetz reported on two incidents: 1. one was damage to a vehicle by the AIA road grader as mentioned by Donald Koeltzow in his report, and 2. a report of gas theft from snowmobiles housed in an enclosed trailer. He commented that the snow wasn’t deep enough for security to put out the trail markers.

5. Committee Reports:

- a. Contractor Equipment Parking Committee: Bob Hernandez gave a brief report on a meeting held with contractors who live at Arrowhead. He discussed a proposal to create a storage area where contractors could park construction equipment that was not being used on an active construction site. Currently this equipment is often being parked on individual lots which is against AIA covenants. This storage area would be for the benefit of homeowners in that contractors would not have to bill them for hauling their equipment off and back on to the mountain when it was needed. He stated that the proposed site was just west of the warming shed and that the proposal was to enclosed the area with an 8' high fence which would contain natural colored webbing on the two sides that were visible from the Alpine. Dianne Benson stated that she had contacted one company for bids and asked members to provide her with information on additional fencing companies. The plan is to obtain a minimum of three bids. Donald Koeltzow briefly described details of a proposed land use change permit application. The discussed storage area would be 140 feet by 200 feet in size and the fence would contain three 20-foot wide gates. One would be located in the west fence where the current snowmobile trail comes down from Balsam Drive. Another would be in the east side of the fence by the current warming shed and the third would be located in the north side of the fence. From June 1st to October 31st, the gates would be locked and the area would be used for the storage of construction equipment. From November 1st to May 31st all gates would be open and the area would be used for the storage of snowmobiles and trailers. The proposal for land use change also includes permission to have the snowmobile repair van parked in the winter parking lot, and reconfirms the storage of AIA equipment including the road grader, front end loader, water tanker truck, dump truck, the AIA trail groomer, and the Snow Mobile Club groomer. Donald Koeltzow moved to authorize the filing of a Land Use Change Permit application for the discussed items. The motion was seconded by Dianne Benson and the motion carried.
- b. Fire Department: Kevin Stilley stated that acoustical tiles had been installed in the main room of the fire house. He also discussed the Home Owner's Information Form that the fire department has developed. This is to be filled out by each homeowner and provides the fire department with information about the type of construction used in the house along with other pertinent information that will be useful in fighting a fire in the structure and on the property. Owners should provide information about propane tanks, heaters, oxygen tanks, ammunition, and other flammables contained in the home or other out buildings. Fire department personnel will conduct individual surveys of each property and the information

obtained will be contained in each fire truck. This will be a tremendous resource in fighting fires on individual lots.

- c. Snowmobile Club: Eric Johnson reported that the first ride of 2010 will be held this next Saturday, January 23. Riders will meet at the Inn for breakfast at 8:00 am and leave for the ride by 11:00.

6. Action Items:

- a. Affirmation of the email approval of the Groomer Lease Agreement and the Agreement for Winter Recreation Trail Access. Dianne Benson moved to affirm the email Board approval of the Groomer Lease Agreement with the Arrowhead Snowmobile Club and to affirm the email Board approval of the Agreement for Winter Recreation Trail Access to allow maintaining a cross country ski track and access trails to Arrowhead. The motion was seconded by Bob Hernandez and the motion was carried.
- b. Disposition of surplus funds from 2009. Randy Touslee moved to transfer the December 31, 2009, Net Income Balance of \$31,366.58 as follows: \$15,683.29 to Account 361, Equipment Reserve, and \$15,683.29 to Account 363, Undesignated Surplus. The motion was seconded by Bob Hernandez and the motion was carried.
- c. Authorization to remove trees from Ridge, Snowshoe, and Wildflower. Donald Koeltzow moved to authorize the necessary removal of trees along the roads of Ridge, Wildflower, and Snowshoe. After discussion and questions and comments from owners, he amended his motion to include that this removal would be carried out in the summer of 2010 with the exception of the one fur tree on Ridge Road. This tree is to be removed as soon as possible. The motion was seconded by Bob Hernandez and the motion was carried.
- d. Annual audit authorization. Randy Touslee moved to retain Chadwick, Steinkirchner, Davis & Co. to conduct the annual audit. The motion was seconded by Dianne Benson and the motion was carried.

- 7. Appointment of the Election Committee. Paul McDermott appointed Jan Touslee and Linda Dysart as members of the 2010 Election Committee along with Secretary, Donald Koeltzow.

8. Announcements from the Board:

Paul McDermott announced the following dates:

Deadline for the John Krall award nominations is June 30, 2010

Deadline for Board Candidate Letters of Interest is July 31, 2010 (there are three Board positions that will be up for election for 2011.)
The Annual Meeting will be held on July 17, 2010
New Owners Reception will be held on July 17, 2010
The Winter Residents Meeting will be held on September 18, 2010

Bob Hernandez took the opportunity to give Ron and Dianne Benson their award for being selected as the John Krall winners for 2009.

Paul McDermott thanked Rich Ostrum for his years of service as an AIA Board member.

9. Announcements from the audience: Bob Rosenbaum announced that there were four openings on the Fire Protection District Board (1 is a 2-year term and 3 are 4-year terms). Nomination deadline is February 26. He also stated that they are selling the old fire department 2-up snowmobile for \$500.

Linda Dysart stated that the ski trail around Hazel Lake was groomed and in good condition and she thanked Will for his efforts to maintain this trail.

Rich Leary asked for input from homeowners concerning projects that are needed on the Alpine Road.

Jim Squirrell offered to teach a 1/2 –day class on “How to Hunt Elk”. Interested parties should contact him.

Martha Cook announced that Tristate Care Flight will be conducting a night training session on Tuesday, January 26. The session will begin at the Fire House at 6:30 pm and then move to the Landing Zone at 8:00 when they will bring in their new helicopter. The normal pot luck will begin at 5:30 pm.

Kevin Stilley announced that the Snowshoe Golf Tournament for 2010 will be held on February 2nd followed by a chili pot luck. He also announced that the Fire House Games for the winter will be held on the first Saturday in March, March 6th, beginning at 10:00 am.

10. Adjournment: Bob Hernandez moved that the meeting be adjourned. The motion was seconded by Dianne Benson and the motion was carried. The meeting adjourned at 2:40 pm. The next meeting will be held on March 20, 2010, at Arrowhead Inn.