



**APPROVED
DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, March 20, 2021
VIRTUAL MEETING – ZOOM MEETING FORMAT**

MORNING OPEN SESSION - 9:00AM

The open session was digitally recorded and owners may access the audio file at:

[https://www.dropbox.com/s/c059qy2uyk0flrd/March%2020%2C%202021 Regular%20Mtg AM.mp3?dl=0](https://www.dropbox.com/s/c059qy2uyk0flrd/March%2020%2C%202021%20Regular%20Mtg%20AM.mp3?dl=0)

The recording position for the start of each Agenda Item and Vote is highlighted in yellow.

CALL TO ORDER: President Lowell Kindschy called the meeting to order at 9:24 a.m.

DETERMINATION OF QUORUM: Present were: President Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Members Jeri Rau & Rachel Grasmick. Also present was legal counsel Jacob With.

00:07

AVFD Chief Jim Gelsomini was also in attendance.

ENTER EXECUTIVE SESSION: *Covering issues involving personnel, delinquencies/ collections, legal disputes with owners and legal advice from counsel under CCIOA (C.R.S. Section 38-33.3-308(4) (a), (b), (e) and (f).* 00:35

CLOSE EXECUTIVE SESSION: The session ended at 11:51 a.m.

LUNCH BREAK

AFTERNOON OPEN SESSION – 1:00 PM

This session was digitally recorded and owners may access the audio file at:

[https://www.dropbox.com/s/v0fqa28phjmijgi/March%2020%2C%202021 Regular%20Mtg PM.mp3?dl=0](https://www.dropbox.com/s/v0fqa28phjmijgi/March%2020%2C%202021%20Regular%20Mtg%20PM.mp3?dl=0)

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CALL TO ORDER: Kindschy called the meeting to order at 1:01 p.m. 00:00

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:15

- *An explanation of the Zoom Meeting process followed the Pledge.*

DETERMINATION OF QUORUM: All officers, members and legal counsel from the morning session were again present.

A quorum was determined. 09:00

About 15 owners were also in attendance.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 11:22

Description of items discussed in Executive Session.



ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: 07:45

New Business item #7 – Vote to extend management contract until May 31, 2021.

OWNER COMMENTS:

Dilner “JR” Benson asked if the Guest RV Regulation would be strictly enforced during the CDOT Little Blue Canyon Project. This question was answered during Board Announcements- item #2 @ 2:07:42. 10:00

BOARD ACTION: FILL OPEN BOARD MEMBER SEAT –Dalton 12:35

Candidate statements:

1. Dennis Roberts. 13:35
2. Bill Brassfield. 15:50

Vote - to affirm an owner to Board seat vacancy for the remainder of term expiring January 2024 (AIA Bylaws, Article I, section 3.5) –Bill Brassfield was affirmed by a **split secret ballot (4-2)** of the current Board Members – he agreed to the requirements of and to sign the AIA Board Member Pledge. Brassfield took his seat on the Board.

- Welcome to our newest Board Member Bill Brassfield & thank-you to Dennis Roberts for volunteering to serve our community!

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON JANUARY 16, 2020:

Vote – approve Regular Meeting minutes: Motion by Dalton. Seconded by Harris - Unanimously approved. 23:30

REVIEW OF FINANCIAL STATEMENTS: Harris reported on financials from January & February 2021.

Vote - approve Draft Financial Reports for JANUARY & FEBRUARY 2021: Motion by Harris, seconded by Grasmick - Unanimously approved. 26:30

OLD BUSINESS:

1. Interpretation of AIA Covenants Article 4. Section 8. & AIA Regulations Article 20. Section 16.- Single Family Residence Specifications, Minimum Square Footage – “ground floor area” (Covenants) vs. “main living story” (Regulations) – Kindschy 29:40

Statement of the Board of Directors as delivered by Kindschy;

*The Board of Directors recognizes that the approvals of certain buildings were in accordance with the Regulations because the **main living story** of the residence has at least 800 square feet. The Board of Directors recognizes that the DRC (Design Review Committee), and the DRC Director, acted appropriately in approving the residence it is in accordance with the Regulations as the DRC is to implement the Governing Documents including the Regulations. The Board of Directors recognizes that the Regulation is apparently in conflict with the related Covenant provision and directs that the definition of **ground floor area** from the Regulations not be used in the future such that no homes be approved based on that definition. The Board of Directors recognizes this provision of the Regulations needs to be updated to provide a definition of ground floor that is usable and consistent with the Covenants and will solicit members input as to potential alternate language.*

Kindschy polled Board Members and each agreed with the statement.

Note: At a Regular Board Meeting this summer, the Board plans to discuss with owners what the change in language to the Regulation should be in order to provide a usable and consistent definition of ground floor area for the DRC to implement going forward. Owners may submit suggested language at any time via an email to the Board at; aiaowner1@gmail.com



NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between January 16, 2021 meeting until present date – Kindschy 34:00
 - a. AWM – February 22, 2021 – vote to approve Lynn Vinzant and Donnie Boerner as volunteers for the Design Review Committee. Passed.
2. **Vote – list two foreclosed lots for sale at fair market value** – 1) L07B23F01-605 Ponderosa Way & 2) L25B08F03-711 Crest Drive - Motion by Harris, seconded by Dalton- Unanimously approved. 37:05
3. **Vote – approve accepting credit card & debit card payments for AIA quarterly lot assessments including an appropriate fee** - Motion by Harris, seconded by Dalton- Unanimously approved. 42:59
4. **Vote – approve sale of old non-titled water truck for \$2250** – Motion by Fowler, seconded by Grasmick- Unanimously approved. 50:47
5. Insurance – non-renewal of liability insurance & towing liability issues. 53:40
 - *Additional discussion – fire ratings.* 1:00:25-1:04:38
6. Patrol – “field enforcement” of Regulations. 58:23
7. **Vote to extend AIA management from May 10 to May 31, 2020 and delay financial audit until new management is hired** - Motion by Harris, seconded by Dalton- Unanimously approved. 1:04:40

COMMITTEE REPORTS:

Arrowhead Patrol – Fowler. 1:10:45
Communications – Lisa Ditmore. 1:15:00
Design Review – Joanie Thompson. 1:17:22
Forest Management – Bill Conway. 1:20:12
Heavy Equipment – Fowler. 1:24:07
Election Committee – Bridget Isle. 1:29:48

REPORTS FROM OTHER ENTITIES:

1. ACPD/AVFD – Jim Gelsomini. 1:32:00

BOARD ANNOUNCEMENTS: 2:02:58

1. Meetings to be held virtually until mask & distancing restrictions are lifted by Gunnison County.
2. Winter Parking Lot – number of non-paid spaces allocated per owner (Reg. Art 7. Sect 4, pg. 20).

OWNER ANNOUNCEMENTS AND COMMENTS: 2:13:55

1. Dust control - Magnesium Chloride orders are due by mid-May for application in Mid-June. Contact Brad Fowler or Kevin Stilley if interested. A neighborhood (non-AIA) project.
2. Lucia Lebon submitted a text that asked the Board to clarify whether or not the residence at 620 Spruce Road was improperly approved.

ADJOURNMENT:

Motion by Dalton, seconded by Rau - Unanimously approved. 2:20:12



The meeting adjourned at 3:22 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

03/29/2021 Amended – 04/27/2021

During the DRAFT phase of the Meeting Minutes, some reports, letters and/or correspondences presented by employees, committee members or BOD members may not be available for posting. They will be attached upon receipt if received before the DRAFT has been approved by the Board of Directors.