



APPROVED
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, January 15, 2022
ARROWHEAD MOUNTAIN LODGE

****The Board of Directors wishes to thank Arrowhead Mountain Lodge for once again hosting the Winter Board Meeting. Their continuing support of Arrowhead community functions is sincerely appreciated!*

MORNING OPEN SESSION - 9:00AM

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

https://www.dropbox.com/s/ap6t92eyezqcw28/January%2015%2C%202022_Regular%20Mtg_AM.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 9:03 a.m.

DETERMINATION OF QUORUM: Present were: 2021 Board President Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Member Rachel Grasmick. Member Bill Brassfield was absent excused. Also present was legal counsel Jacob With. **01:14**

No owners were in attendance.

ELECTION OF 2022 BOARD OFFICERS: Board Officers were elected. Officers unchanged from 2021. **01:35**

- a. President – Kindschy
- b. Vice President - Fowler
- c. Secretary - Dalton
- d. Treasurer - Harris

DETERMINATION & APPOINTMENT OF 2022 BOARD LIAISONS & RESPONSIBILITIES: Board members were assigned as liaisons for the listed programs, committees and responsibilities. **03:02**

- a. Design Review Committee - Grasmick
- b. Election Committee - Dalton
- c. Communications - Dalton
- d. Forest Management - Harris
- e. Patrol - Fowler
- f. Weed Control - TBD
- g. Horse Corrals - TBD
- h. Real Estate - Harris
- i. Lakes & Fish - TBD
- j. Maintenance & Improvements (Heavy Equipment) - Fowler
- k. Governance - Dalton
- l. Insurance –Harris

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)).* **06:55**



CLOSE EXECUTIVE SESSION: The session ended at 11:30 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/un4tfrkiy8cnori/January%2015%2C%202022 Regular%20Mtg PM.mp3?dl=0](https://www.dropbox.com/s/un4tfrkiy8cnori/January%2015%2C%202022%20Regular%20Mtg%20PM.mp3?dl=0)

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CALL TO ORDER: Kindschy called the meeting to order at 1:02 p.m. 00:03

DETERMINATION OF QUORUM: All officers, members and legal counsel from the morning session were again present. The previously determined quorum remained. About 18 owners were also in attendance.

ADDITION/DELETIONS TO POSTED AGENDA: 00:37

Addition - New Business - #3 – Proposed approval of new building material – vinyl siding.

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 01:00

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 01:38

1. Description of items discussed in Executive Session.
2. Introduction of 2022 Board Officers & Board Liaison assignments.

BOARD ACTION: FILL OPEN BOARD MEMBER SEAT –Dalton 04:33

Board Candidate introduction/statement: Dennis Roberts.

Vote - to affirm an owner to Board seat vacancy for the remainder of term expiring January 2023 (AIA Bylaws, Article I, section 3.5) – Roberts was affirmed by unanimous voice vote of the current Board Members – he agreed to the requirements of and signed the AIA Board Member Pledge. He took his seat on the Board.

- *Welcome to our newest Board Member Dennis Roberts and thank-you for volunteering to serve our community!*

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON NOVEMBER 13, 2021:

Vote – approve Regular Meeting minutes: Motion by Dalton, seconded by Grasmick - Unanimously approved. 10:20

REVIEW OF FINANCIAL STATEMENTS: Harris reported on financials from October, November & December 2021. 07:05

Vote - approve Draft Financial Reports for October, November & December 2021: Motion by Harris, seconded by Fowler - Unanimously approved. 11:12

OWNER COMMENTS: None.



OLD BUSINESS:

1. **Vote - approve a RESOLUTION FOR FIRST AMENDMENT TO REGULATIONS ADOPTED JANUARY 18, 2020 (Covenants – Article 20, section 16, paragraph A - ground floor area) *revised 01/05/2022** –Motion by Dalton, seconded by Fowler - Unanimously approved. 17:35
2. Status of planned financial audit – Harris 55:54

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between November 13, 2021 meeting and present date – Kindschy 57:41
 - a. AWM – December 11, 2021 – vote to hire Denny Chilcote as a Reserve Heavy Equipment Operator/Mechanic – Unanimously approved.
 - b. AWM – January 05, 2022 – vote to hire Michael Hicks as a Reserve Heavy Equipment Operator/Mechanic – Unanimously approved.
2. ~~Vote – banking Resolution regarding account signators~~ - none was required, no change in Officers. 30:48
3. DRC proposed new building material – vinyl shake shingle siding – Tabled until March meeting. 58:47

COMMITTEE REPORTS:

1. Communications – Dalton 01:09:13
2. Design Review – Joanie Thompson 01:11:59
3. Forest Management – Harris 01:12:20
4. Heavy Equipment – Fowler 01:14:21
5. Arrowhead Patrol – Leonard Wasilewski 01:17:40
6. Election Committee – Dalton 01:24:13

REPORTS FROM OTHER ENTITIES: 01:24:44

1. AVFPD – Darrel Wagner, Chairman
2. AVFD Auxiliary – Lucia Lebon
3. Arrowhead Snowmobile Club – Joanie Thompson

BOARD ANNOUNCEMENTS: 01:35:05

1. Toad Property Management status and search for a new AIA office manager/bookkeeper.
2. Winter Parking Lot security – lock your vehicle and secure belongings. Park at your own risk.
3. Vehicles are required to be moved from Winter Parking lot for snow plowing!
4. Our community thanks Jeri Rau for her service as a Board Member.

OWNER ANNOUNCEMENTS AND COMMENTS: 01:37:19

Kindschy shared information regarding the pending reorganization of the Arrowhead Commercial Area (ACA). Although outside the boundaries of AIA, it may be a matter of interest to owners. In addition, AIA still owns two lots within the ACA which are subject to negotiation for sale.



ADJOURNMENT:

Motion by Dalton, seconded by Fowler - Unanimously approved. 01:40:03

The meeting adjourned at 2:40 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

01/19/2022

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.