



**APPROVED MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, July 17, 2021
ARROWHEAD FIREHOUSE**

MORNING OPEN SESSION - 9:00AM

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

[https://www.dropbox.com/s/nsh7bbc7p3i258p/July%2017%2C%202021 Regular%20Mtg AM.mp3?dl=0](https://www.dropbox.com/s/nsh7bbc7p3i258p/July%2017%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 9:03 a.m. 00:01

DETERMINATION OF QUORUM: Present were: President Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Members Jeri Rau & Rachel Grasmick. Member Bill Brassfield was absent - excused. Also present (virtually - Zoom) was legal counsel Jacob With. 00:34

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)).* 01:25

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/4cpbj4ohqwspu0/July%2017%2C%202021 Regular%20Mtg PM.mp3?dl=0](https://www.dropbox.com/s/4cpbj4ohqwspu0/July%2017%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. 00:03

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:20

DETERMINATION OF QUORUM: All officers and members from the morning session were again present. A quorum was again determined. 01:11

Approximately 21 owners were also in attendance.

ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: 01:25

- 1) Deleted - New Business item #5 – Feasibility – Magnesium Chloride.
- 2) Addition - New Business item #6 – MOA/MOU with AFD - improvement of 3 Fish/a.k.a. Ranch Road.
- 3) Addition - New Business item #7 – owner request for exception to Guest RV Regulation – 2020 Spruce Road.
- 4) Addition – New Business item #1(c) – AWM – settlement of debts– 439 Rim Road.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 02:58

Description of items discussed in Executive Session.



APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON MAY 15, 2021:

Vote – approve Regular Meeting minutes: Motion by Dalton, seconded by Rau - Unanimously approved. 03:53

REVIEW OF FINANCIAL STATEMENTS: Harris reported on financials from May & June 2021.

Vote - approve Draft Financial Reports for MAY & JUNE 2021: Motion by Harris, seconded by Grasmick - Unanimously approved. 04:34

OWNER COMMENTS: None. 09:20

OLD BUSINESS:

1. Status of planned financial audit – Harris. 09:39

Vote – delay action on annual audit until September 2021: Motion by Harris, seconded by Dalton - Unanimously approved. 13:15

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between May 15, 2021 meeting until present date – Kindschy 13:43
 - a. AWM – May 19, 2021 – vote to approve sale of lot at 711 Crest Drive - Unanimously approved.
 - b. AWM – June 10, 2021 – vote to adopt revised lot transfer fee - Unanimously approved.
 - c. AWM – June 13, 2021 – vote regarding the settlement of debts to AIA regarding 439 Rim Road - Unanimously approved.
2. New AIA Management Contract – increased lot transfer fee – Kindschy ****see New Business - Item #1(b)****
3. Introduction and discussion of proposed 2022 AIA Budget - Harris 15:49
4. Feasibility – owner vote to increase lot assessments (dues) – Fowler/Dalton 46:40
5. ~~Feasibility – AIA application of magnesium chloride to all filing roads – Rau~~
6. **Vote – authorize Memorandum of Agreement/Memorandum of Understanding with AFPD - improvement of 3 Fish Road extension - a.k.a. Ranch Road** - Motion by Dalton, seconded by Rau - Unanimously approved. 01:10:37
**** Note: Discussion - filing road and maintenance status of Juniper Drive & Deer Trail in Filing 3 **** 01:14:37
7. **Vote – approve variance request, exception to Guest RV Regulation at 2020 Spruce Road-** Motion by Fowler, seconded by Dalton - Unanimously approved. 01:26:10

COMMITTEE REPORTS:

Arrowhead Patrol – Dave Reddish 01:28:50
Communications – Dalton 01:31:55
Design Review – Joanie Thompson 01:33:00
Forest Management – Bill Conway 01:37:05
Heavy Equipment – Fowler 01:49:32
Election Committee – Dalton 01:57:51



REPORTS FROM OTHER ENTITIES:

1. AVFD auxiliary – Carla Vavrik 02:03:00
 - a. Fundraising picnic – Saturday August 14, 2021.

BOARD ANNOUNCEMENTS: 02:10:25

1. Injury to horse on Flint Lakes Recreational Easement. *“Leave it better than you found it” – Lowell Kindschy*
2. Hwy 50 Little Blue Canyon Project – updates & links available on the AIA webpage.
3. Winter Parking Lot expansion update.
4. Landing Zone moved to Lake Road & Alpine Plateau Road.
5. AIA owned lot at 605 Ponderosa Way is under contract.

OWNER ANNOUNCEMENTS AND COMMENTS: 02:18:46

1. Bill Conway asked about the potential acquisition of Arrowhead Ranch Water Company.
2. Carla Vavrik reminded owners of the potluck each Tuesday at 6:00pm at the Firehouse.

ADJOURNMENT:

Motion by Dalton, seconded by Rau - Unanimously approved. 02:21:40

The meeting adjourned at 3:23 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

07/19/2021

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.