



**APPROVED MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, May 21, 2022
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/r8x5s43ajgsy3a4/May%2021%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 8:58 a.m. 00:02

DETERMINATION OF QUORUM: Present were: President Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Members Rachel Grasmick & Dennis Roberts . Member Bill Brassfield was absent excused. Also present was legal counsel Jacob With. 00:20

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 11:35 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/ag3zuntx3qrohqp/May%2021%2C%202022_Regular%20Mtg_PM.mp3?dl=0

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CALL TO ORDER: Kindschy called the meeting to order at 1:02 p.m. 00:01

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:10

DETERMINATION OF QUORUM: All officers and members from the morning session were again present. The previously determined quorum remained. 01:05

About 18 owners were also in attendance.

ADDITION/DELETIONS TO POSTED AGENDA: None

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 01:16

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON MARCH 19, 2022:

Vote – approve regular meeting minutes: Motion by Dalton, seconded by Fowler - Unanimously approved. 03:50



REVIEW OF FINANCIAL STATEMENTS:

Harris reported on financial reports from January, February, March & April 2022. She submitted the reports for information to owners rather than for Board approval due to accounting errors still to be corrected. She also described the many processes underway with new managers at Assurance HOA Management including the possibility of moving the accounting previously done by Toad Property Management for January and February from Appfolio to Quickbooks in order to have more consistent reports to be presented during the remaining calendar year. 06:20

Vote - accept draft financial reports for January, February, March & April 2022 (Approval pending): Motion by Harris, seconded by Dalton. Unanimously approved.

*Discussion about printing agendas only and projecting remainder of owner meeting packets including draft financial reports to reduce printing costs. 22:10

OWNER COMMENTS: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between March 19, 2022 meeting and present date – Kindschy 29:12
 - a. AWM – March 24, 2022 – vote to deny request by owner for an exemption to allow a second RV on the property at 721 Balsam Road housing a physically limited person for “at least the summer/fall season of 2022” – Unanimously approved (request denied)
 - b. AWM – May 06, 2022 – Impose fine on owners of 201 Aspen Drive due to formal complaint of April 27, 2022 – violations of AIA Regulations Article 6, section 8(A) – accumulation of trash – Approved. Fowler, Harris, Dalton, Grasmick, Brassfield & Roberts – Yes. Kindschy – No.
2. Set 2022 Board Member election dates & deadlines. 30:05
 - a. A Letter of Intent to run for Board seat must be received no later than Friday, August 19th, by 5:00 pm.
 - b. Ballots will be mailed on Thursday, October 13th and returned, postmarked, by November 29th.

* Board statement regarding unsolicited emails sent to owner email accounts without Board authorization. 32:15

COMMITTEE REPORTS:

1. Communications – Dalton 33:45
2. Design Review – Grasmick 34:55
3. Forest Management – Bill Conway 35:25
4. Heavy Equipment – Fowler 58:02
5. Arrowhead Patrol – Dave Reddish 35:40
6. Election Committee – Bridget Isle 01:03:25



REPORTS FROM OTHER ENTITIES:

1. AVFD Auxiliary – Carla Vavrik **01:05:28**
 - a. Potluck – Tuesday at 6:00pm in the firehouse.
 - b. Exercise – M/W/F from 10:00-11:00am in the firehouse.
 - c. Fourth of July Fundraising Picnic – Saturday 07/02. (fleamarket chairman & silent auction items needed).
 - d. Fire Auxilliary meeting Tuesday June 7th at 10:00 in the firehouse.

BOARD ANNOUNCEMENTS: **01:21:52**

1. Bears are out foraging. Do not attract or feed them. Owners are required to keep sites clean!
<https://cpw.state.co.us/Documents/Education/LivingWithWildlife/LivingWithBears.pdf#search=Bears>
2. Owners are always responsible to AIA for the actions of their guests, including renters. Know what our Regulations require or prohibit and make certain your guests know too.
3. Hwy 50 Little Blue Canyon Project – updates & links available on the AIA webpage.
4. The AIA Board desires to form a Reserve Study Committee. Additional owners willing to volunteer please email the Board at: aiaowner1@gmail.com.
5. **Our community thanks Dave Reddish and Bill Conway for their many years of dedicated service to Arrowhead!**

OWNER ANNOUNCEMENTS AND COMMENTS:

1. Magnesium Chloride application to filing roads - Brad Fowler and Leonard Wasilewski are working with independent contractor to apply the material. “Ballpark” prices are \$375.00 to \$400.00 for a minimum of 300 ft. If you are interested, please contact Brad at bradfowlerhome@gmail.com or Leonard at waskis23@gmail.com. This is a non-AIA project. **01:14:08**
2. Positive reports from owners regarding Assurance HOA Management customer service. **01:26:01**
3. Status of potential acquisition of ARWC. **01:27:35**
4. Discussion regarding status of the UPS/FedEx “package shed” formery located at Hwy 50 & Alpine Plateau Road and owner requests that AIA fund the building of a replacement. **01:29:45**

ADJOURNMENT:

Motion by Dalton, seconded by Roberts - Unanimously approved. **01:40:55**

The meeting adjourned at 2:42 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

05/29/2022

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.