



APPROVED
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, May 15, 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/j8ctc302ldrurnl/May%2015%2C%202021_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 9:01 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 & Bill Brassfield. Also present was legal counsel Jacob With. **01:36**

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)).* **01:55**

CLOSE EXECUTIVE SESSION: The session ended at 12:00 p.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/00bw2c1vmntl5am/May%2015%2C%202021_Regular%20Mtg_PM.mp3?dl=0

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

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

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

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

ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: **02:00**

- 1) New Business item #8 – authorization to foreclose – Lot 06 Block 21 Filing 01.
- 2) New Business item #9 – authorization to foreclose – Lot 12 Block 02 Filing 01.
- 3) Old Business item #1 – Financial audit.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy. **03:50**

Description of items discussed in Executive Session.

DETERMINATION OF QUORUM: All officers, members from the morning session were again present with the exception of Brassfield (technical difficulties). A quorum was determined. Brassfield joined the meeting at 1:22 p.m. **05:10**



About 9 owners were also in attendance.

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON MARCH 20, 2021:

Vote – approve Regular Meeting minutes: Motion by Dalton. Seconded by Fowler - Unanimously approved. 05:28

REVIEW OF FINANCIAL STATEMENTS: Harris reported on financials from March & April 2021.

Vote - approve Draft Financial Reports for MARCH & APRIL 2021: Motion by Harris, seconded by Grasmick - Unanimously approved. 07:25

OWNER COMMENTS: None. 09:50

OLD BUSINESS:

1. Timing of, cost and selection of a firm to conduct financial audit – Harris. 10:47

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between March 20, 2021 meeting until present date – Kindschy. 16:10
 - a. AWM – April 27, 2021 – vote to hire Doug Maffry as an employee of Arrowhead Patrol. Unanimously approved.
2. Guest Pass Policy – *AIA Regulations Article 7, Section 1.(D)* – Dalton. 17:08
3. **Vote – approve negotiation of contract with Toad Property Management of Crested Butte** - Motion by Harris, seconded by Rau - Unanimously approved. 19:00
4. Discussion– relocation of helicopter landing zone to Lake Road – Fowler. 23:57
5. Set dates & deadlines for 2021 AIA Board Member Election – Dalton. 28:00
6. **Vote – approve variance request – Guest RV’s (3) on June 11, 12 & 13 at 455 Ute Drive-** Motion by Kindschy, seconded by Dalton - Unanimously approved. 31:40
7. **Vote – approve special event – wedding reception on July 24, at 1303 Spruce Road** - Motion by Kindschy, seconded by Brassfield - Unanimously approved. 32:20
8. **Vote – authorization to foreclose L6 B21 F1** – The board has reviewed the outstanding assessments for Lot 6, Block 21, Arrowhead in Gunnison Country Subdivision, Filing No. 1, Gunnison County, Colorado. The Association’s legal counsel has performed a preliminary review of the real property records and there does not appear to be a first mortgage or first deed of trust. There are no unpaid real property taxes.

The balance of assessments and charges secured by the Association’s lien on the Lot exceeds six months of common expense assessments based on a periodic budget adopted by the Association.

The Association and its counsel have complied with the applicable covenants, bylaws and responsible governance policies with respect to pursuing the delinquencies secured by the Lot.



The executive board has reviewed the payment history and circumstances surrounding the non-payment with respect to the Lot.

Having completed this review, I move that the executive board authorize the filing of a legal action against the Lot and owners thereof to foreclose the Association's lien against Lot 6, Block 21, Arrowhead in Gunnison Country Subdivision, Filing No. 1, Gunnison County, Colorado.

Motion by Dalton, seconded by Rau - Unanimously approved. 33:30

9. **Vote – authorization to foreclose L12 B2 F1** – The board has reviewed the outstanding assessments for Lot 12, Block 2, Arrowhead in Gunnison Country Subdivision, Filing No. 1, Gunnison County, Colorado. The Association's legal counsel has performed a preliminary review of the real property records and there does not appear to be a first mortgage or first deed of trust. There are no unpaid real property taxes.

The balance of assessments and charges secured by the Association's lien on the Lot exceeds six months of common expense assessments based on a periodic budget adopted by the Association.

The Association and its counsel have complied with the applicable covenants, bylaws and responsible governance policies with respect to pursuing the delinquencies secured by the Lot.

The executive board has reviewed the payment history and circumstances surrounding the non-payment with respect to the Lot.

Having completed this review, I move that the executive board authorize the filing of a legal action against the Lot and owners thereof to foreclose the Association's lien against Lot 12, Block 2, Arrowhead in Gunnison Country Subdivision, Filing No. 1, Gunnison County, Colorado.

Motion by Dalton, seconded by Grasmick - Unanimously approved. 36:47

COMMITTEE REPORTS:

Arrowhead Patrol – Dave Reddish. 38:55

Communications – Lisa Ditmore. 45:45

Design Review – No report.

Forest Management – Harris. 48:35

Heavy Equipment – Fowler. 51:51

Election Committee – Bridget Isle. 56:40

REPORTS FROM OTHER ENTITIES:

1. AVFD fundraising – Carla Vavrik. 1:02:50
 - a. Fill the Boot – July 03.
 - b. Picnic – Aug 18.

BOARD ANNOUNCEMENTS: 1:07:28

1. Meetings to be held virtually until mask & distancing restrictions are lifted by Gunnison County.
2. Hwy 50 Little Blue Canyon Project – updates & links available on the AIA webpage.
3. Winter Parking Lot expansion begins 3rd week of June – **snow machines & trailers MUST be removed by May 31.**
4. Old water truck has been sold. To be picked up soon.



5. Board Member Bill Brassfield is now AIA Insurance Liaison.
6. AIA owned lot at 711 Crest under contract.
7. **Thank-you Ron Corder for your years of service to our community!**

OWNER ANNOUNCEMENTS AND COMMENTS: 1:13:46

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.

ADJOURNMENT:

Motion by Dalton, seconded by Fowler - Unanimously approved. 01:16:57

The meeting adjourned at 2:20 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

05/17/2021

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.