



AGENDA  
ARROWHEAD IMPROVEMENTS ASSOCIATION  
REGULAR BOARD MEETING  
SATURDAY, JULY 12, 2025  
OPEN SESSION: 9:00AM - EXECUTIVE SESSION - OPEN SESSION: 1:00 PM  
ARROWHEAD FIREHOUSE

**MORNING OPEN SESSION - 9:00AM**

CALL TO ORDER AND DETERMINATION OF QUORUM – Deb Hoven, Vice-President

**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) and (f). Pursuant to C.R.S. Sections 38-33.3-209.5(1.7)(a)(II), 38-33.3-316(11) and 38-33.3-308(4)(e) possible action in executive session to refer delinquent accounts to legal counsel for collection and to authorize foreclosure of the association's lien relating to the same.*

CLOSE EXECUTIVE SESSION

LUNCH BREAK

**AFTERNOON OPEN SESSION – 1:00 PM**

PLEDGE OF ALLEGIANCE

RETURN TO ORDER AND DETERMINATION OF QUORUM – Deb Hoven

ADOPTION OF AGENDA WITH ANY ADDITIONS AND/OR DELETIONS

EXPLANATION OF MORNING EXECUTIVE SESSION – Deb Hoven

APPROVAL OF MINUTES FOR REGULAR BOARD MEETING HELD ON MAY 17, 2025 – Rosanna Harris, Secretary

REPORT ON AND ACCEPTANCE OF MAY & JUNE 2025 FINANCIAL REPORTS – Warren Gore, Treasurer

OWNER COMMENTS: *(if unable to stay for remainder of meeting)*

OLD BUSINESS: Status of governing documents revision and possible vote on amending Regulations – Deb Hoven



#### NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between May 17, 2025 meeting until present date – Deb Hoven
  - a) AWM – vote to approve request by owner for an exemption to allow a third RV on the site at 200 Balsam Road from July 3 through July 6, 2025. Approved
  - b) AWM – vote to approve request by owner for an exemption to allow a third RV on the site at 621 Balsam Road from July 2 through July 6, 2025. Approved
  - c) AWM – vote to approve payment to Arrowhead Fire Protection District in the amount of \$750 for the Wilderness First Aid, CPR, AED class for AIA employees Steve Henderson, James Darnell, and Shawn Cooper. Approved
2. Acceptance of resignation of member/president Brad Fowler. Appointment of new member replacement to Board. – Deb Hoven
3. Appointment of Cindy Oliver and Linda Bloss to election committee. – Rosanna Harris
4. Insurance coverage for AIA. – Warren Gore
5. Maintenance of 3 Fish Road as evacuation route in the event of emergency. Deb Hoven/Warren Gore
6. Use of FedEx/UPS Shed – Deb Hoven
7. 2026 AIA Budget – Introduction & discussion – Warren Gore

#### COMMITTEE REPORTS:

1. Communications – Stacey Paznokas
2. Design Review Committee – Joanie Thompson
3. Forest Management – Jim Gelsomini
4. Heavy Equipment/Maintenance/Alpine Plateau Rd. – Warren Gore
5. Patrol – Leonard Wasilewski
6. Election Committee – Rosanna Harris

#### REPORTS FROM OTHER ENTITIES:

#### BOARD ANNOUNCEMENTS:

1. **Owners are always responsible to AIA for the actions of their guests**, including renters. Know what AIA Regulations require or prohibit and make certain your guests know too (i.e. speed limit is 20 mph).
2. Deposit **ONLY approved items in the trash compactor and at the Forest Refuse Site**.
3. The **Annual Owners Meeting** will follow the Regular Board Meeting on **Saturday, August 16, 2025**.

#### OWNER ANNOUNCEMENTS AND COMMENTS:

#### ADJOURNMENT

Rosanna Harris  
AIA Board Member/Secretary  
07/05/2025