



DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
SATURDAY, JANUARY 17, 2026
OPEN SESSION: 9:00AM - EXECUTIVE SESSION - OPEN SESSION: 1:00 PM
ARROWHEAD MOUNTAIN LODGE

MORNING OPEN SESSION - 9:04AM

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

https://www.dropbox.com/scl/fi/dbdk5wgcqeyb5y4odrt6a/260117_1002.mp3?rlkey=9t78x66ejwsaluha3g5rnr6n0&st=w9yf8cs7&dl=0

The recording position for the start of each agenda Item and vote is highlighted in yellow.

CALL TO ORDER: **00:08** - Deb Hoven, President called the meeting to order at 9:04AM

DETERMINATION OF QUORUM: President Deb Hoven; Vice President Rachel Grasmick (virtually); Directors Warren Gore, Leilani Pacheco-Nichols, and Dennis Roberts. Also present: legal counsel Tess Peterson and Director Elect Mike Wilson. Bill Brassfield – absent, excused.

SWEARING IN OF NEWLY ELECTED BOARD MEMBERS

00:30 President Deb Hoven administered the AIA Board Members Pledge to recently elected directors: Rachel Grasmick, Dennis Roberts, and Mike Wilson

ELECTION OF 2026 BOARD OFFICERS – 02:04 President

- a. President - Hoven
- b. Vice President - Grasmick
- c. Secretary - Wilson (back-up: Pacheco-Nichols)
- d. Treasurer - Gore

DETERMINATION & APPOINTMENT OF 2026 BOARD LIAISONS & RESPONSIBILITIES – 2026

10:35 – President

Forest Management and Weed Control were consolidated under one Board Liaison.

Outreach, Horse Corrals, and Lakes and Fish were consolidated under one Board Liaison.

- a. Design Review Committee - Hoven (Pacheco-Nichols as designee to attend DRC meetings)
- b. Election Committee - Wilson
- c. Communications - Grasmick
- d. Forest Management/ Weed Control - Roberts
- e. Outreach/ Horse Corrals/ Lakes & Fish - Gore
- f. Real Estate - Hoven
- g. Maintenance & Improvements (Heavy Equipment) – Roberts (back-up: Gore)
- h. Governance - Hoven
- i. Insurance - Gore



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 – 1:02 PM

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

https://www.dropbox.com/scl/fi/ygda8q1lbr7buhcllz5h4/260117_1400.mp3?rlkey=04htyf5btlqggkha5b5i99nw7&st=jgd9jcx2&dl=0

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PLEDGE OF ALLEGIANCE

RETURN TO ORDER AND DETERMINATION OF QUORUM – 00:23 President Hoven
Present: Deb Hoven, Rachel Grasmick (virtually), Directors Warren Gore, Leilani Pacheco-Nichols, Dennis Roberts, and Mike Wilson. Bill Brassfield – absent, excused,
Also present: legal counsel Tess Peterson.

ADOPTION OF AGENDA WITH ANY ADDITIONS AND/OR DELETIONS – adopted with no changes

EXPLANATION OF MORNING EXECUTIVE SESSION – 00:45 President
Introduction of Tess Peterson, new General Council
Refer to minutes from the morning session.

APPROVAL OF MINUTES FOR REGULAR BOARD MEETING HELD ON NOVEMBER 15, 2025 – 04:47 President

Motion for approval: Gore; Second: Pacheco-Nichols
Approved without revision by unanimous vote

REPORT ON AND ACCEPTANCE OF NOVEMBER & DECEMBER 2025 FINANCIAL REPORTS – 05:26 Warren Gore, Treasurer

Highlights: Recognition of Margaret Henry for work on reducing delinquent accounts. Reduced the number and dollar amount of delinquent accounts from last year. The budget is \$90k in the black even after several capital acquisitions. There was \$27k in savings from restructuring insurance coverage. Increased capital reserve by \$110k.



Motion for approval: Wilson; Second: Pacheco-Nichols
Approved by unanimous vote

OWNER COMMENTS (*if unable to stay for remainder of meeting*) 11:45
None

OLD BUSINESS

1. Evergreen Lake Company update per MOU agreement with AIA – Topic moved to “Reports From Other Entities” agenda topic

NEW BUSINESS

1. Report and review of Action Without Meetings (AWM) held between November 15, 2025 meeting until present date – 13:23 President
 - a. AWM – November 26, 2025 – vote to approve purchase of equipment: grapple and adapter for \$15,000, winch for \$450 and dump trailer for \$9,980.27 - Approved.
 - b. AWM – December 17, 2025 – vote to approve purchase of 2022 Yamaha snow machine for \$6,500.00 - Approved.
 - c. AWM – December 28, 2025 – vote to temporarily re-open filing roads with restrictions.
2. Seek community owners to form committee to study change of Regulations relating to rental property owner responsibilities.
 - Erica Thomas express interest in participation
 - Others owners interested should email AIAowner1@gmail.com

COMMITTEE REPORTS: 15:50

1. Communications – Stacey Paznokas
 - MCH pack order instructions will be forthcoming
 - Owners need to ensure AIA has a current email
 - On-line record storage update
 - Smoke Signal and on-line advertising opportunities and improvement proposals
2. Design Review Committee – Joanie Thompson
 - Roof repairs (>25%) and replacement now require a Gunnison County building permit
 - County may be in the process of updating wildfire codes; being updated to meet new state standards
 - First meeting is in March
 - County is now wanting the project engineer to play a greater role in the permit approval and sign-off process
3. Forest Management – 30:26 Jim Gelsomini
 - 2025 Firewise Certificate available for those that need it for property insurance
 - Prescribed burn was substantially larger than previous year
 - A chipping program will be initiated in 2026 to reduce the size of the burn pile and to restore organic to the soil where cutting is performed
 - Considering 2027 reseeding program
 - MCH/ACE cap order forms will soon be available
 - Firehouse document center will have updated documents available
 - Additional updates and information about fire mitigation programs

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4. Heavy Equipment/Maintenance – 42:58 Warren Gore
 - Appreciation extended to Curtis Marconnet for grooming the Filing Roads with less than ideal snow conditions.
 - NNTC will be initiating underground fiber optic internet cable. This could cause some owner inconvenience but road closures should be minimal. The work will start at the far end of the Crest.
 - Will Hobson will be retiring and Denny Chilcote just accepted a new role as his replacement. Board vote requested to approve hiring of Mr. Chilcote, retroactive to January 1, for the Maintenance Lead position.
Motion for approval: Roberts; Second: Wilson
Approved by unanimous vote
 5. Outreach – Jim Gelsomini on behalf of Leonard Wasilewski
 - Lost and found items are in the parking lot warming hut
 - Security cameras now installed at winter owners' parking lot
 - Tracks on a side-by-side OHV require a CO snowmobile sticker on the Alpine or public lands
 6. Elections Committee – 59:55 Linda Bloss

The Election Committee members saved AIA three thousand dollars by stuffing and mailing ballots instead of having it contracted it out.
2025 Election Ballot Data (results provided by Law of the Rockies):
833 ballots mailed; 399 returned.
Results:

 - a. Dennis Roberts: 311 votes
 - b. Rachel Grasmick: 297 votes
 - c. Michael Wilson: 228 votes
 - d. Ken Harbert: 218 votes
 - e. Lucia Lebon: 106 votes

REPORTS FROM OTHER ENTITIES: 50:46

1. Evergreen Lake Company update to AIA owners – Bob Hernandez
[Topic moved from “Old Business” agenda topic]
 - Finished first fiscal year
 - Everything is on track with regard to the MOU with AIA
 - Answered owner questions, some highlights:
 - No fluoride added to water, only chlorine used as a disinfectant.
 - Consumer confidence report goes out with a bill once a year for the prior calendar year
 - No increase in the cost of a water tap
 - 2 - 2½ more years needed to become a water district.
 - Current water company board members: Bob Hernandez, Lucia Lebon, Katie Dobbs
 - Described the complex process of establishing a fire district
 - Water company responsible for fire hydrant testing and flushing.
 - Clarity about notifications to customers in 2024 Consumer Confidence Report. No RV lots had backflow prevention devices. This deficiency was corrected, but a notice had to be provided.
2. Snowmobile Club – Craig Hoven
 - Upcoming Poker Run update



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3. Fire Department – Jennifer Dove

- MCH pack installation for a donation
- 2025 incidents: 13 total; including 1 fire, 10 medical, and 2 motor vehicles
- Update on training hours for personnel

BOARD ANNOUNCEMENTS: 01:14:41

1. Vehicles **are required** to be moved from the Winter Parking Lot for snow plowing.
2. Please exercise patience and caution: SLOW DOWN when approaching heavy equipment (including our groomer) and maintain a safe following distance: Give heavy equipment operators ample space!
3. The Board thanks Arrowhead Mountain Lodge for again hosting our meeting.
4. The Board created top three goals for the Board and for Community Projects

Community Projects:

- Parking lot expansion
- Alpine Road management and improvement working with the County and Forest Service
- Engagement with the community to include video conferencing option for Board Meetings

Board Goals:

- Increase the effectiveness and efficiency of the Board and improve meetings
- Improve community engagement
- Ensure AIA Regulations are current with state CCIOA standards

5. Updated winter vehicle regulations will be forthcoming. Owner feedback is encouraged.

OWNER ANNOUNCEMENTS AND COMMENTS:

- Question regarding dust mitigation committee

ADJOURNMENT

Mike Wilson
2026 AIA Board Member/Secretary
03/09/2026