



AGENDA
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
SATURDAY, AUGUST 15, 2026
ARROWHEAD FIREHOUSE

MORNING OPEN SESSION: 9:00AM, EXECUTIVE SESSION TO FOLLOW
GUEST SPEAKER(S): 1:00 PM
AFTERNOON OPEN SESSION: 2:00 PM
ANNUAL OWNERS' MEETING FOLLOWS REGULAR BOARD MEETING

MORNING OPEN SESSION - 9:00AM

CALL TO ORDER AND DETERMINATION OF QUORUM – Deb Hoven, 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

GUEST SPEAKERS – 1:00 PM

– Ms. Hannah Cranor-Kersting, Gunnison County Director, CSU Extension
Presenting an update on existing invasive vegetation and new species arriving in Gunnison County, with a specific emphasis on Arrowhead.

– Ms. Darla Joseph, General Manager, Nucla-Naturita Telephone Company (NNTC) - video conference
Introduce new General Manager and to discuss services and fiber optic installation.

AFTERNOON OPEN SESSION – 2:00 PM *[Could be earlier if speaker(s) finish early or cancel.]*

RETURN TO ORDER AND DETERMINATION OF QUORUM – Deb Hoven, President

ADOPTION OF AGENDA WITH ANY ADDITIONS AND/OR DELETIONS



EXPLANATION OF MORNING EXECUTIVE SESSION – Deb Hoven, President

Covered issues involving personnel, delinquencies/collections, legal disputes with owners and legal advice from counsel. Also, any actions 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.

[Refer to the EXECUTIVE SESSION Agenda for applicable sections of CCIOA Colorado Revised Statutes (C.R.S).]

APPROVAL OF MINUTES FOR REGULAR BOARD MEETING HELD ON JULY 18, 2026 – Hoven

REPORT ON AND ACCEPTANCE FINANCIAL REPORTS FROM JULY, 2026– Warren Gore, Treasurer

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

See Note under “Owner Announcements and Comments”.

OLD BUSINESS

1. None

NEW BUSINESS

1. Presentation of South Meadow Nordic proposal from Micah McKee – Hoven
2. Report and review of Action Without Meetings (AWM) held between July 18, 2026 meeting until present date – Hoven
 - a) AWM – Approved archery target practice on lot per regulations
 - b) AWM – Authorize and approve new provider for AIA weed control services
3. Financial audit standards/requirements (CCIOA) and planned action(s) – Gore
4. Crime and Fidelity Bond/insurance and other CCIOA compliance requirements – Hoven
5. Second camper on lot: potential change to regulations being considered – Hoven
6. Transfer fee(s) – potential change to fees under consideration for January 1, 2027 implementation – Wilson, Secretary

Owner comments and discussion may be deferred to the Annual Owners' Meeting which will follow this session.

COMMITTEE REPORTS:

To be presented at Annual Owners' Meeting immediately following this session.

1. None planned for this agenda.



BOARD ANNOUNCEMENTS:

1. Election Committee update – Leilani Pacheco-Nichols
2. A single designated email of record must be on file for each lot in order to receive an electronic ballot by September 30, 2026. Multiple emails can be used for general communications and invoicing, but one must be designated to receive an electronic ballot for elections.
3. Committee members be sought for Reserve Study planning (example topics: heavy equipment, road maintenance, forest mitigation, maintenance shed, and firehouse building).

OWNER ANNOUNCEMENTS AND COMMENTS:

Note: Comments and feedback will be taken under consideration, but no formal action can be taken on new topics during this time due to open meeting provisions; however, topics may be placed on a future posted agenda if action is required. Comments and announcements should be limited to five (5) minutes per owner.

To be deferred to Annual Owners' Meeting which will follow this session.

BOARD MEMBER CLOSING REMARKS

ADJOURNMENT

ANNUAL OWNERS' MEETING TO COMMENCE FOLLOWING REGULAR BOARD MEETING

Mike Wilson
AIA Board Member/Secretary
08/8/2026