



APPROVED
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, September 16, 2023
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/scl/fi/u1hm1g39todvuc63dokjm/September-16-2023_Regular-Mtg_AM.mp3?rlkey=qenk6eqbqudp38rozv37d33s9&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 9:05 a.m. **00:02**

DETERMINATION OF QUORUM: Present were: President Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris and Members Rachel Grasmick & Bill Brassfield. Member Dennis Roberts and Secretary Keith Dalton were absent excused. Also present was legal counsel Jacob With. **00:12**

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).* **00:32**

CLOSE EXECUTIVE SESSION: The session ended at 10:10 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/scl/fi/kdc2oveumwdkltelvejji/September-16-2023_Regular-Mtg_PM.mp3?rlkey=9suorh8xfa1esbcs546i6azjw&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 1:00 p.m. **00:03**

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. **00:17**

DETERMINATION OF QUORUM: All officers and members from the morning session were again present. The previously determined quorum remained. **00:48**

About 23 owners were also in attendance.

ADDITION/DELETIONS TO POSTED AGENDA: None

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy **01:18**



APPROVAL - MINUTES OF REGULAR BOARD & ANNUAL OWNERS MEETINGS HELD ON AUGUST 19, 2023:

Vote – approve regular & annual meeting minutes: Motion by Grasmick, seconded by Harris - Unanimously approved.

02:16

APPROVAL OF FINANCIAL REPORTS:

Vote - accept draft financial reports for August 2023: Motion by Harris, seconded by Fowler - Unanimously approved.

04:02

OWNER COMMENTS: None.

OLD BUSINESS:

1. **Vote to adopt committee prepared 2024-2044 Reserve Fund Plan** - Motion by Dalton, seconded by Grasmick (moved at Regular Meeting on Aug, 19) - Unanimously approved. 06:53

Discussion: Lucia Lebon recommended that the RFP be reviewed annually and the Board should conduct additional owner outreach seeking input for compiling future RFPs. Kindschy agreed.

NEW BUSINESS:

- 1) Report and review of Action Without Meetings (AWM) held between July 15, 2023 meeting until present date – Kindschy 12:58
- 2) Proposal to increase Annual Assessments (*Quarterly Dues*) per *2003 Amendments to Declaration of Protective Covenants and Restrictions - Article VI, paragraph 3(a)* – Kindschy 13:15 & 14:55

Discussion – Owner and/or Board Member suggestions and observations;

- a) Include trash fees in annual assessment.
- b) Revisit Hazel Lake renovation project. Consider a special assessment.
- c) Dust control for filing roads. Seek input of owners first.
- d) Including in the annual budget the required \$55,000 for the Reserve Fund.
- e) A smaller initial Assessment increase followed by small yearly increases (ex. \$20).
- f) Respect the seasonal owner perspective when recommending an increase amount.
- g) Current AIA savings exceeds 50% of annual expenditures.
- h) Historically the Reserve Fund has only been funded when excess funds are available at year end (see (d)).
- i) A 20% annual increase would be the equivalent of “breaking even” moving forward.
- j) Owner participation in voting is critical, as a quorum is required for the results to be valid.
- k) The argument for a single 25% increase is easily justifiable, additional annual increases may not be.
- l) Suggestion for an initial increase and additional annual increases tied to a fiscal or financial index (CPI).
- m) A 25% increase is a reasonable annual amount considering the last increase was in 2009 (1.03% yr.).
- n) Additional increases tied to fiscal requirements of AIA rather than a fiscal or financial index.
- o) Rather than fluctuating additional annual increases, fixed increases for given years is preferable.
- p) An immediate increase is critical, if additional increases are a divisive, proceed with only the immediate.
- q) A 30% increase would amount to an annual Assessment of \$624 or \$12 each month.
- r) Use of dollar figures rather than percentage increases on a ballot would be preferable.
- s) Consider identifying for owners the ramifications of a failure to approve an assessment increase.
- t) Additional increases should be identified by year not continuing.
- u) Once the Board approves a Resolution for a recommended increase, ballots may be sent to owners.
- v) Would the Board on assessment review determine which CPI index to use to determine annual increases?
- w) Suggestion to reduce potential additional increases from \$40 per year to \$10-20.

- x) Additional increases of \$40 over five years would exceed the initial \$144 per year increase (\$200).
- y) Five additional annual increases of \$40 would raise the annual assessment to over \$800 in 2028.
- z) Suggested reduction of additional increases to \$20 for three rather than five years.
- aa) Potentially, a fixed \$20 annual increase could continue indefinitely absent future Board action.
- bb) Fixed continuing assessment increases will encourage Board review and reduce costs associated with elections for future increases.
- cc) Fixed continuing increases are minimally an increase, even if insufficient to meet future needs.
- dd) Resolution will be used to prepare ballots unless a review warrants additional amendment. If required, this subject will be further discussed at the November 12th Regular Meeting.

- a. **Vote – to recommend to owners an immediate assessment increase of 25% and additional annual increases up to a maximum 10% to be reviewed in five years, trash fee included – motion by Harris, seconded by Fowler – Voided by the moving members.**
- b. **Vote - to recommend to owners an immediate assessment increase from \$480 to \$624 per year followed by annual increases of not more than \$40 per year justified by Colorado CPI and AIA financial review, trash fee included, assessment to be reviewed in five years - motion by Brassfield, seconded by Harris – Amended. See below.**
- c. **Vote - to recommend to owners an immediate annual assessment increase from \$480 to \$624 followed by annual increases of \$20 per year justified by Colorado CPI and AIA financial review, trash fee included, assessment schedule will be reviewed in 2027 - motion by Harris, seconded by Fowler – Passed – For: Kindschy, Fowler, Harris – Against: Brassfield - Abstain: Grasmick **02:33:46****

3) **Set 2024 Regular Board Meeting dates - Kindschy **13:31****

- a. January 20, 2024
- b. March 16
- c. May 18
- d. July 20
- e. August 17 - *Annual Owners Meeting*
- f. September 21
- g. November 09 (*2nd Saturday*)

- 4) **Vote to set date for close of Camping Season & closure of Horse Corrals – Motion by Harris, seconded by Brassfield - Unanimously approved.**
November 20th – Monday after close of third rifle season (*see Board Announcements #2*) **13:54**

COMMITTEE REPORTS:

- 1. Communications – Lisa Ditmore **02:38:00**
- 2. Design Review Committee – Joanie Thompson **02:39:57**
- 3. Forest Management - Harris **02:40:21**
- 4. Heavy Equipment/Maintenance – Fowler **02:41:25**
- 5. Patrol – Fowler **02:42:30**
- 6. Election Committee – Bridget Isle **02:46:30**

REPORTS FROM OTHER ENTITIES: None



OWNER ANNOUNCEMENTS AND COMMENTS: 02:47:55

1. Arrowhead Snowmobile Club – Poker Run scheduled for February 24, 2024.

BOARD ANNOUNCEMENTS: 02:46:54

1. Street legal vehicles, snowmobiles, tracked UTVs and cargo trailers may be parked in the designated areas at the Winter Parking Lot after Friday October 15.
2. The AIA designated close date of the 2023 camping season and the Horse Corrals is dependent upon continuing dry weather and road conditions. Early significant snowfall could require filing road closure earlier. Owners should monitor weather forecasts, the AIA and CDOT websites and plan accordingly.
3. Patrol Agents needed – interested persons please contact Patrol.
4. Owners need to promptly pick up delivered UPS & FedEx packages or they may be returned by the carriers.

ADJOURNMENT: 02:48:20

The meeting adjourned at 3:48 pm.

Submitted by:

KEITH DALTON
Secretary/Member
AIA Board of Directors

09/30/2023

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.