



AGENDA
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
SATURDAY, SEPTEMBER 21, 2024
OPEN SESSION: 9:00AM - EXECUTIVE SESSION - OPEN SESSION: 1:00 PM
ARROWHEAD FIREHOUSE

MORNING

CALL TO ORDER AND DETERMINATION OF QUORUM – Lowell Kindschy, 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 – Kindschy

ADOPTION OF AGENDA WITH ANY ADDITIONS AND/OR DELETIONS

EXPLANATION OF MORNING EXECUTIVE SESSION – Kindschy

APPROVAL OF MINUTES FOR REGULAR BOARD & ANNUAL OWNERS MEETINGS HELD ON AUGUST 17, 2024 – Keith Dalton, Secretary

REPORT ON AND ACCEPTANCE OF AUGUST FINANCIAL REPORTS: – Rosanna Harris, Treasurer

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

OLD BUSINESS - None

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between August 17, 2024, meeting until present date – Kindschy
 - a. None.



2. Set 2025 Regular Board Meeting dates - Dalton
 - a. January 18, 2025
 - b. March 15
 - c. May 17
 - d. July 19
 - e. August 16 - *Annual Owners Meeting*
 - f. September 20
 - g. November 08 (*2nd Saturday*)
3. Set date for close of Camping Season & closure of the Horse Corrals – Dalton
 - a. November 18th – *Monday after close of third rifle season (weather permitting)*

COMMITTEE REPORTS:

1. Communications – Lisa Ditmore
2. Design Review Committee – Joanie Thompson
3. Forest Management – Cory Huggard
4. Heavy Equipment/Maintenance – Brad Fowler, Vice President
5. Patrol – Leonard Wasilewski
6. Election Committee – Bridget Isle

REPORTS FROM OTHER ENTITIES:

BOARD ANNOUNCEMENTS:

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 2024 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. On September 1st, it was reported that for the second year in a row the barbed wire fence that separates AIA common area and BLM land had been cut in multiple places adjacent to the Forest Refuse Site above the cattle guard. This fence keeps cattle that graze the BLM land by lease agreement from entering the Arrowhead subdivision. If anyone has information about the incidents please contact Patrol.
4. Board Member Election Ballots will be mailed to owners on October 11th. See the Elections Committee page on the AIA website to meet the candidates and for other important information: <https://www.arrowhead1.org/election-committee> Please vote!
5. As we approach the end of the Summer and Camping Season owners should familiarize themselves with the following *AIA REGULATIONS*:

ARTICLE 2 - USE OF SITES

2. CAMPING AND RECREATIONAL VEHICLE (RV) USE: (I) End of Camping Season. All camping equipment, including but not limited to, tents, motor homes, camp trailers, truck campers, self-contained RV's and related supporting equipment must be removed from Sites and the boundaries of Arrowhead



on or before the day that is prior to the date designated each year by the Board, notice of which shall be provided to all owners at least 30 calendar days prior to such effective date (the “End of Camping Season”).

10. SITE MAINTENANCE: (A) (B) (C) (D) Owners shall maintain their Sites and all Improvements thereon in a reasonably satisfactory condition as determined by AIA, which shall at a minimum require that all Improvements are in good condition, reasonable wear and tear excepted.

ARTICLE 4 - FORESTRY

3. TREE CLEAN UP: (A) Owners shall clean up dead and down trees and timber on their Sites. Cleaned-up wood can be used for firewood or may be removed to the Forest Refuse Site or to public disposal sites outside of Arrowhead. Piles of dead trees or slash are not to be left on a Site after October 15th of each year.

OWNER ANNOUNCEMENTS AND COMMENTS:

Owner Dennis Hoover is seeking interested owners to join him in a class action to be filed against the Gunnison County Assessor regarding improper procedures used to determine assessed property values in Economic Area #8. These have resulted in excessive property tax amounts billed to Arrowhead owners. Dennis can be reached at 719-221-1028.

ADJOURNMENT

Keith Dalton
AIA Board Member/Secretary
09/13/2024