



MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, September 20, 2025
ARROWHEAD FIREHOUSE

MORNING OPEN SESSION - 9:00AM

CALL TO ORDER: President Deb Hoven called the meeting to order at 9:02 a.m.

DETERMINATION OF QUORUM: Present were: President Deb Hoven, Secretary Rosanna Harris, Treasurer Warren Gore, and members Bill Brassfield and Dennis Roberts. Vice-President Rachel Grasmick appeared virtually. Member Leilani Pacheco-Nichols was absent excused. Also present virtually was legal counsel Jacob With.

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: The session ended at 10:38 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/ehcdp8bqciqzuom57ffq4/250920_1258.mp3?rlkey=z92cfud2xtlc399gqkytipwnl&st=lvh_ubqj4&dl=0. The recording position for the start of each agenda item and vote is highlighted in yellow.

CALL TO ORDER: 00:10 President Deb Hoven called the meeting to order at 1:00 p.m.

PLEDGE OF ALLEGIANCE: 00:15 President Hoven led those in attendance in the Pledge of Allegiance.

DETERMINATION OF QUORUM: 00:45 The Board members present in the morning were all present and a quorum remained. Sixteen owners were also in attendance.

ADDITION/DELETIONS TO POSTED AGENDA: 00:55

Addition – New Business – Item 4. Request for reimbursement from Arrowhead Fire Protection District.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: 01:18 President Hoven

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON AUGUST 16, 2025: 02:18

Vote – approve regular board meeting minutes: Motion by Rosanna Harris, second by Warren Gore. Unanimously approved.

APPROVAL - MINUTES OF ANNUAL OWNERS MEETING HELD ON AUGUST 16, 2025: 03:34

Vote – approve annual owners meeting minutes: Motion by Rosanna Harris, second by Bill Brassfield. Unanimously approved.



APPROVAL OF FINANCIAL REPORTS: 04:11

Vote - accept draft financial reports for August 2025: Motion by Rosanna Harris, second by Dennis Roberts. Unanimously approved.

OWNER COMMENTS: 11:56 Kathy Carlson announced the lending library is now set up at the Arrowhead Mountain Lodge. Thanks to Terre Lashier, Tim Carlson and the Arrowhead Mountain Lodge.

OLD BUSINESS:

1. **12:49** An additional camera has been added to the project to make certain all areas of the winter parking lot are covered. Equipment has been ordered. Still planning to have cameras in place before use of the winter parking lot is permitted. Considering having wi-fi access available in the warming hut and issues created with allowing long distance calls.
2. **21:33** Road maintenance is happening on the Alpine Plateau Road thanks to efforts of Board members and owners contacting Gunnison County and Forest Service officials.
3. **23:20** Three Fish Road agreement is in progress. No work has been done on the road. AIA has installed no trespassing signs.

NEW BUSINESS:

1. **24:02** Report and review of Action Without Meeting (AWM) held between August 16, 2025 meeting until present date – President Hoven
 - a. Vote to approve request for three RV's at 720 Spruce on August 21, 2025. Approved.
 - b. Vote to approve purchase on September 4, 2025 of cameras, wi-ft unit and storage cabinet for winter parking lot security in the amount of \$1,397.92. Approved.
2. **25:04** Set 2026 Regular Board Meeting dates: Rosanna Harris
 - a. January 17, 2026
 - b. March 21, 2026
 - c. May 16, 2026
 - d. July 18, 2026
 - e. August 15, 2026 (also *Annual Owners Meeting*)
 - f. September 19, 2026
 - g. November 14, 2016 (*2nd Saturday*)
3. **25:04** Set date for close of Camping Season and closure of Horse Corrals – Rosanna Harris November 17th – Monday after close of third rifle season (*see Board Announcements #3*)
4. **25:28** Vote to approve reimbursement for window shutters at fire house to prevent damage to windows from snow sluff up to fifty percent of cost but not more than \$1,000.00. Motion to approve by Dennis Roberts, second by Warren Gore. Unanimously approved.

COMMITTEE REPORTS:

1. **26:19** Communications – Stacey Paznokas. Report read by President Hoven. Any articles for upcoming Smoke Signals must be submitted by September 23. Website has been updated for fall. Received many good photos from owners for future Smoke Signal editions in the *Life about 9,000 Feet* portion. Prepared board candidate brochure to be included in ballot mailing and information will be posted to website this coming week.
2. **28:20** Design Review Committee – Joanie Thompson. Gunnison County is now requiring a building permit for roof repair/replacement/color change of more than twenty-five percent. Her inquiries with owner doing roof work and Gunnison County revealed a cost discrepancy so could not report the expense amount. Question from owner regarding roof color of shed matching residence.

3. 32:37 Forest Management – Jim Gelsomini. This coming week Mitch Dalke from the Colorado Forest Service will come to Arrowhead again to assist Jim with forest assessment and development of plans for the future. Will be needing to remove some of the very old trees on common ground which will require hiring outside services with the proper equipment to safely fell the large trees. Saturday, September 27, will be the last community clean-up day. Forest refuse site will be closed October 1 to prevent the refuse pile from growing so large the State of Colorado will require two burns rather than one. Pile estimated at 38,000 cubic feet. Use of MCH packs and AceCaps by owners increased in 2025. Not too late to install AceCaps and they are good for two years. Has been able to clear approximately 95 percent of the trees at risk from burning the refuse site. A reminder construction materials cannot be placed at the refuse site. Has experienced two flat tires from nails recently. Documents relating to forest management and weeds are located on the wall just inside the door of the firehouse. There is an app for the phone that he can assist with installing that very accurately identifies plants, trees and weeds. Question from owner regarding burning of the slash piles upcountry. Not aware of the burn schedule. Another question from owner regarding whether there is a length limit for trees placed in the refuse site and it was confirmed there is not. Warren Gore stated Deer Trail has been cleared to allow access by a groomer and that filing road will now be groomed in the winter.

4. 48:55 Heavy Equipment/Maintenance – Warren Gore. County of Gunnison has been working on Alpine and pledged to gravel up to 2 miles of road this fall. Some of this may be in places needed and not necessarily a connected two mile distance. It was recently discovered the warming hut was unknowingly hit by the groomer which destroyed the electrical conduit and some wiring, including the phone line which has been repaired. Electrical repair scheduled for September 22. Speed limit signs have been ordered to replace old and missing signs. The blind curve sign for Crest should be installed soon. Will Hobson and Denny Chilcote have loaded not acceptable items placed in the refuse site in Mr. Chilcote's dump trailer and will be taking those items to the Montrose County dump, along with some old culverts at the equipment shed. Some general cleanup being done.

5. 53:50 Outreach – Warren Gore for Leonard Wasilewski. Transition period from Patrol to Outreach. New job description for Outreach employees nearing completion. There are a few diesel parking spots still available. Winter parking lot opens October 15. See website for parking guidelines. Comment from owner that gravel is needed to improve access to overflow parking. Owner question regarding use of overflow parking lot and closing when regular parking lot not full. Discussion of vehicles being left in the overflow parking all winter without paying a fee. Another reminder the speed limit on filing roads is 20 miles per hour. Warren Gore reported that from the meeting with Gunnison County they were informed the speed limit on the Alpine Plateau Road is also 20 miles per hour despite the fact there are 25 mile per hour signs posted. Colorado law states speed limit on unimproved roads is 20 miles per hour. Jim Gelsomini reported trees had fallen on the boundary fence on the south allowing cows to enter Arrowhead, and those have been removed and fence repaired. He has walked the fence line and is in process of removing additional trees that could potentially fall on the fence.

6. 1:10:07 Election Committee – Linda Bloss. Upcoming election. Ballots will be mailed October 9, 2025. Election committee is meeting following adjournment of the Board meeting. There are five candidates and three positions to be filled. Ballots must be postmarked November 25, 2025. Assessments must be current or a ballot will not be received. Lots owned by more than one entity must designate person authorized to vote. Each ballot must be returned in separate envelope provided with ballot. Please vote!

OWNER ANNOUNCEMENTS AND OTHER COMMENTS:

1. **1:10:45** Warren Gore stated he has a personal concern relating to the potential conflict of interest of one of the candidates for the Board of Directors because of ownership in the water company and the significant other being an AIA employee. Bill Brassfield agreed there was the potential for conflict. Deb Hoven stated she had received concerns from several owners but there is nothing in the governing documents prohibiting the candidacy.



2. Question regarding gunfire at shooting range. Confirmed the shooting range is located on Bureau of Land Management property.

3. It was noted by President Hoven that there were 13 known owner fires in Arrowhead during the Stage 2 fire ban. Three reported to Outreach and ten to the fire department. In the future there will be zero tolerance of any fire during a fire ban, and authorities will be called.

REPORTS FROM OTHER ENTITIES: None

BOARD ANNOUNCEMENTS: 01:15:26 (most previously addressed)

1. Phone service is available in the warming hut and 911 only at the location mid-way up the Alpine Plateau Road.
2. 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.
3. The AIA designated close date of the 2025 camping season and the Horse Corrals is November 17, 2025, 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.
4. Board Member Election Ballots will be mailed to owners on October 9th. See the AIA website to meet the candidates and for other important information. [Election Committee | Arrowhead \(arrowhead1.org\)](https://arrowhead1.org) 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.

6. 1:18:28 Bill Brassfield asked for comments from owners regarding the bathroom in the winter parking lot. A complete fix involves re-setting the septic tank and new lines and perhaps work on the leech field, and cost could be as much as \$30,000. Consensus seemed to be the bathroom should be maintained. Board will get an estimate for repair.

7. 1:22:45 Snowmobile club announced season kickoff party on October 11, 2025 at 10 a.m. Poker Run is scheduled for February 21, 2026 and tickets are available on the Club website. Limited to 200 participants. Colorado Snowmobile Club (CSA) raffle is for a snowmobile, and information on purchase of tickets is on the Club website.

ADJOURNMENT: 1:25:13 Meeting was adjourned by President Hoven at 2:28 p.m.

Submitted by:

ROSANNA HARRIS

Secretary/Member

AIA Board of Directors