



**DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, November 15, 2025
ARROWHEAD MOUNTAIN LODGE**

MORNING OPEN SESSION - 9:00AM

CALL TO ORDER: President Deb Hoven called the meeting to order at 9:04 a.m.

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

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 12:44 p.m.

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/0xq4s1bqnbwyubrsfeq7m/251115_1400.mp3?rlkey=kxsy5nun83eolkosph4ccqtrt&st=nk_koyqcy&dl=0

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

CALL TO ORDER: 00:39 President Deb Hoven called the meeting to order at 1:02 p.m.

PLEDGE OF ALLEGIANCE: 00:50 President Deb Hoven led the owners in the Pledge of Allegiance.

DETERMINATION OF QUORUM: 01:52 The Board members present in the morning were all present and a quorum remained. Seventeen owners were also in attendance.

ADDITION/DELETIONS TO POSTED AGENDA: 02:09 None

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: 02:20 President Deb Hoven
As above; ENTER EXECUTIVE SESSION.

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON SEPTEMBER 20, 2025: 03:41

Vote – approve regular meeting minutes: Secretary Rosanna Harris noted a requested revision to the minutes under Owner Announcements and Other Comments (1:10:45); Item 1. The minutes have been revised from those posted on the website to provide additional detail, and again revised from that shown in the meeting packet to remove the inaccurate language stating Warren Gore had stated he had received concerns from owners. Motion to approve by Rosanna Harris, second by Dennis Roberts. Unanimously approved.



APPROVAL OF FINANCIAL REPORTS: 05:29

Vote – accept draft financial reports for September & October 2025: Treasurer Warren Gore reported an expense for repair to the warming shed which had been damaged by the groomer, seasonal pumping of the dump station, and purchase of signage for the filing roads. He also reported completion of the 2024 tax return and payment of \$750 in taxes to the federal government and \$106 to the State of Colorado. He asked that part of the approval motion be to retain the CPA, Lenny Merriam, as the AIA accountant for preparation of the 2025 tax return. Motion to retain CPA by Warren Gore, second by Dennis Roberts. Unanimously approved. Motion to approve September and October, 2025, financial reports by Rachel Grasmick, second by Rosanna Harris. Unanimously approved.

OWNER COMMENTS: 10:59 None

OLD BUSINESS:

1. **11:13** President Hoven reported security cameras for winter parking lot project has been completed and Outreach staff has received instruction for use and review. Added an additional camera to cover fuel tanks and groomer. Will be adding signage of camera use and also signage for diesel parking that spaces are reserved. Investigating cost of having wi-fi available at parking lot for ability to contact community owners only from parking lot.

2. **15:42** Warren Gore reported some Alpine Plateau Road maintenance by Gunnison County has finally happened with gravel placed on the portion of the road closest to Highway 50 and on places that were a problem. Has been assured there will be additional gravel put down in 2026, but probably not until September. Beaver ponds have been an issue and additional dam destruction may be required to prevent ice buildup from flooding the road. A traffic counter has been placed on the Alpine, apparently after request by Deb Hoven and Warren Gore for data to support a claim by Forest Service/Gunnison County that 90 percent of the traffic turns at Arrowhead. Special use permit is being updated and expanded to include the ability to spot grade during summer months in addition to winter maintenance. Question from owner regarding logging sign at Highway 50 and Alpine Road. Warren Gore reported the logging is being done on private property as a wildlife mitigation project and projected timeframe for the project is 6 to 8 weeks. Mr. Gore also noted that signage is being placed at the top and bottom of the Alpine Plateau Road for snowplowing operations 24 hours per day. Be aware of equipment on the road at all times.

3. **22:34** Three Fish Road agreement has not been signed, and no work has been done as verbally agreed with neighboring ranch manager. Forest Manager, Jim Gelsomini, stated he would like to proceed with clearing some of the vegetation along the road. Matter tabled for lack of progress.

4. **25:50** Proposed revisions to Governing Documents have been posted on the website as required by the regulations. Major change is allowing notice to owners and voting by owners to be done electronically. **Vote to approve changes.** Motion by Rachel Grasmick to approve, second by Warren Gore. Unanimously approved.

5. **27:05** Expansion of winter parking lot has not moved forward and is tabled for the present. Project is a large investment of time and funds.

NEW BUSINESS:

1. **28:18** Report and review of Action Without Meeting (AWM) held between September 20, 2025, meeting until present date – President Deb Hoven

a. AWM to approve request for 3 RV's at 120 Lake Road. Approved.

2. **28:37** Expenditures for new equipment in 2026 for Outreach, forestry and heavy equipment discussed. Consideration had been given to replacing Outreach vehicle, but with some repair it has been agreed to keep that vehicle another year. Forest Manager, Jim Gelsomini, was hoping to get the Outreach vehicle for his use, and other options will need to be explored. Dennis Roberts and Jim Gelsomini will meet and develop Plan B for a truck for Forest Manager. It was agreed by the Board to purchase a grapple for the 544 loader at a cost of approximately \$12,500 for use by Forest Manager and heavy equipment. Heavy equipment will be used in the future to assist as needed by Forest Manager. Forest Manager has also requested a trailer to use for removal of trees and slash and a winch for moving trees closer to the road. That is being considered, but price quote for the trailer is only good for a limited time.

3. **38:21** Arrowhead Fire Protection District has requested use of up to 175 square feet of space in the equipment building in the winter per the current lease agreement. Previously the AFPD snowcat has been stored in the summer months, but nothing in the winter. Equipment building is already full in winter and if the space is utilized by AFPD it will require AIA equipment to be outside. Matter tabled for further consideration of a solution.

4. **41:37** Special Use Permit with Forest Service for maintenance of Alpine Plateau Road discussed. Forest Service has requested an update since permit is old. Deb Hoven and Warren Gore have met with Forest Service personnel and plan to do so again as soon as a time can be arranged. Cost of maintenance of the Alpine has been calculated and the plan is to request reimbursement of at least a percentage of the cost for summer spot maintenance which is not permitted by the current permit. Forest Service has indicated there might be grants available to assist with the expense. Jim Gelsomini asked if AIA was allowed to clear vegetation along the road. He felt removal of vegetation in the area of sharp curves would make the road considerably safer with better visibility, and volunteered to perform the needed work. Warren Gore reported he thought AIA was allowed to do that work as granted by the original easement, but will check the document and confirm.

5. **47:25** The need to develop an accounting system for fuel usage needs to be developed. Fuel is a major expense and the only accounting is by the AFPD and AIA Snowmobile Club.

COMMITTEE REPORTS:

1. **48:44** Communications – Stacey Paznokas (read by Rachel Grasmick)
Articles for the December'25/January'26 Smoke Signals edition need to be received no later than Friday, November 21, 2025. A fishing page has been added to the website. Will have community calendar on website by January 1. Working on digital filing system and some items will be available January 1, 2026. Also updating forms and requesting any changes be submitted by December 12, 2025. Advertising in Smoke Signals continues to decline and considering setting up advertising through the website also.

2. **52:45** Design Review Committee – Joanie Thompson
No meeting and nothing to report.

3. **53:07** Forest Management – Jim Gelsomini
Forest Refuse site well used in 2025 and current size is approximately 200,000 cubic feet. Permit for burn has been submitted to State of Colorado. Target date for burn is between Thanksgiving and Christmas. Information for Firewise certificate, which needs to be submitted every other year, will be submitted by Friday, November 21. Working with contractor on removal of dead trees from community property. Saleable lumber will be a credit toward the expense. Firewood will be available for owners. May use a chipper to reduce amount of slash in Forest Refuse Site. Cleaning of ditches along the road is nearly complete and groomer should have no problems with road edges this winter. Has met with non-profit Colorado River Basin Sustainability Campaign. Hoping to be able to get some funding for mitigation from the organization. Also looking at Fire Adaptive Colorado which is a mostly private entity. Working with Western Region Wildfire Council out of Ridgway and it may also be a funding source. B M West is putting together a mitigation plan for Arrowhead for future years. New snowmobile trail from Balsam to winter parking lot is nearly complete. Community and AIA spent \$46,000 on MCH packs and Ace Caps in 2025. Just under fifty percent of private property owners participated and need to encourage more owners to participate.

4. **1:14:41** Heavy Equipment/Maintenance – Warren Gore
Needing backup operators and have two new heavy equipment operators, Jennifer Bonner and Steve Henderson. Will develop winter operations plan with Will Hobson. Winter parking lot is ready and open. Issue with trailers parked in overflow for long periods of time will be monitored by Outreach this winter. Maintenance personnel and equipment will be used to assist with forestry. Grader and loader are chained up and ready to go. Decision made to appoint a lead maintenance position to coordinate operations. Will Hobson will be designated lead and will be asked to accept some additional responsibilities.



5. **1:20:40** Outreach – Leonard Wasilewski

At this time do not park in overflow lot. Outreach will be placing cones to block access as soon as more are available. Park carefully in winter parking lot to maximize useage. If additional space is needed for trailer parking will use area north of equipment building. Owners have done well with notifying Outreach to assist with parking and collection of fees. Has found **there are a substantial number of vehicles that do not have Arrowhead stickers. Without the sticker it is not possible for Outreach to contact the owner in the event of a problem.** Blast emails will be sent during the winter to announce cleaning of the winter parking lot. Cars need to be out of the parking lot by 9:00 a.m. and can usually return around 2:00 p.m. If you have packages in the delivery shed please pick them up promptly, especially if you are anticipating a large size delivery. Owners are allowed 2-3 days of parking a side-by-side in the main parking lot when the car is gone. If you will be gone longer than that length of time please place the side-by-side in the designated lot. Outreach has a 2013 Ski Doo snowmobile for sale and has an offer of \$1,500. If you are interested in making a bid of at least \$100 more please contact Outreach. Twenty-four additional speed limit signs have been placed on the filing roads approximately 150 feet after each right turn, but not all roads have a new sign Volunteer is needed to head a potential mag chloride application program this summer.

6. **1:31:54** Election Committee – Rosanna Harris

Get your ballots postmarked by November 25, 2025, if you have not already done it.

REPORTS FROM OTHER ENTITIES: 1:32:16

1. Chief Bonner wants owners to know when the Outreach vehicle is parked for the winter in the equipment building the AED and first aid kit are located in the warming hut for emergencies. Call 911 to activate services and get the equipment from the warming hut. There are instructions for using the AED. There is a phone in the warming hut for calling 911, and there is a phone about half way down the Alpine for direct calling to 911. Thank you to AIA for splitting cost of winter shutters for the firehouse. Shutters were constructed from clear plastic so sunlight would come through by Steve Gauthier and Ken Harbert.

2. Snowmobile Club meeting Saturday, November 22, at 10:00 a.m. at Firehouse.

OWNER ANNOUNCEMENTS AND COMMENTS: 1:34:52

1. Reminder from Brad Fowler the emergency phone on the Alpine needs to be kept plowed open in winter.
2. Issues with water hydrants needs to be directed to water company.

BOARD ANNOUNCEMENTS: 1:35:55

1. Street legal vehicles, snowmobiles, tracked UTVs and cargo trailers may now be parked in the designated areas at the Winter Parking Lot. Refer to website for map and use information. Contact Outreach to meet at winter parking to park trailers, to pay fees or with additional questions.
2. The AIA designated closing date for the 2025 camping season and the Horse Corrals is November 17th.
3. **Board Member Election Ballots** were mailed to owners on October 9th. The Elections Committee reminds owners that completed ballots **MUST be Postmarked by Tuesday November 25th** to be considered valid. See the Elections Committee page on the AIA website to meet the candidates and review election information. [Election Committee | Arrowhead \(arrowhead1.org\)](https://www.arrowhead1.org) **Please vote!**
4. Presentation of gift bag to termed Board member, Rosanna Harris

ADJOURNMENT: 1:36:49 Meeting adjourned by President Hoven at 2:39 p.m.

Submitted by:

ROSANNA HARRIS

Secretary/Member

AIA Board of Directors

Arrowhead Improvements Association, Inc.

PO Box 68, Cimarron, CO 81220

Always Visit our Website for More Information:

www.arrowhead1.org