



APPROVED
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, January 20, 2024
ARROWHEAD MOUNTAIN LODGE

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/kbrnw3oszd8xgm1jbpzlp/January-20-2024_Regular-Mtg_AM.mp3?rlkey=bu1hzdwpk0xeuzf23hinxh9vr&dl=0

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

CALL TO ORDER: CALL TO ORDER: 2023 President Lowell Kindschy called the meeting to order at 9:06 a.m.

DETERMINATION OF QUORUM: Present were: 2023 Officers - Board President Kindschy, Vice President Brad Fowler, Secretary Keith Dalton and Members Rachel Grasmick, and Dennis Roberts (late – attended Executive Session). 2023 Treasurer Rosanna Harris (virtual - Executive Session) & Member Bill Brassfield were both absent excused. Also present was legal counsel Jacob With. **00:39**

ELECTION OF 2024 BOARD OFFICERS: Board Officers were elected. Officers unchanged from 2023. **01:15**

- a. President – Kindschy
- b. Vice President - Fowler
- c. Secretary - Dalton
- d. Treasurer - Harris

DETERMINATION & APPOINTMENT OF 2024 BOARD LIAISONS & RESPONSIBILITIES: Board members are assigned as liaisons for the listed programs, committees and responsibilities. **03:35**

- a. Design Review Committee - Grasmick
- b. Election Committee - Dalton
- c. Communications - Dalton
- d. Forest Management - Roberts
- e. Patrol - Fowler
- f. Weed Control - Roberts
- g. Horse Corrals - Roberts
- h. Real Estate - Harris
- i. Lakes & Fish - Roberts
- j. Maintenance & Improvements (Heavy Equipment) - Fowler
- k. Governance - Dalton
- l. Insurance – Harris/Brassfield

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).* **07:50**

CLOSE EXECUTIVE SESSION: The session ended at 11:32 p.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/7m4q1d8mxwy8yifbc1yq4/January-20-2024_Regular-Mtg_PM.mp3?rlkey=ksisp99gg9v122cfiqey88x1z&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. 00:20

DETERMINATION OF QUORUM: All officers and members from the morning session (including Roberts) were again present as was legal counsel Jacob With. The previously determined quorum remained. 01:15

About 22 owners were also in attendance.

ADDITION/DELETIONS TO POSTED AGENDA:

Deletion – New Business item #2 - Vote on banking Resolution and signers – not required. (Officers unchanged) 01:55

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 02:47

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON NOVEMBER 11, 2023:

Vote – approve regular meeting minutes: Motion by Dalton, seconded by Roberts - Unanimously approved. 06:35

APPROVAL OF FINANCIAL REPORTS:

Vote - accept draft financial reports for November & December 2023: Motion by Dalton, seconded by Grasmick - Unanimously approved. 07:37

OWNER COMMENTS: None

OLD BUSINESS:

1. Election Result – proposed increase of annual assessment – Dalton 12:05
 - 504 signed ballots were received by the return deadline
 - 378 'yes' votes - 75% of ballots received
 - 126 'no' votes - 25% of ballots received
 - A verification of the count was conducted by a member of the AIA Election Committee and owner volunteers
 - **The increase was approved by a 252 vote margin and exceeded the required majority by 25%**

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between November 11, 2023 meeting until present date – Kindschy 17:40
 - a. AWM – December 05, 2023 – vote to employ James Darnell & Todd Rodencal as Patrol Agents - Unanimously approved
2. ~~Vote on banking Resolution and signers (if/as required) – Treasurer~~



3. Negotiations with and a request from Water Company to approve an Easement Agreement and Memorandum of Understanding – Kindschy 18:20

Vote – to schedule a Special Board Meeting for Saturday February 10, 2024, at 9:00am at Arrowhead Mountain Lodge: Motion by Dalton, seconded by Fowler - Unanimously approved.

AIA Legal Counsel Jacob With explained the content, potential benefits and ramifications of three legal agreements it has been requested the AIA Board approve and the current legal relationship that exists between AIA and the current customers of Arrowhead Ranch Water Company (ARWC).

AIA owner Bob Hernandez announced that he, AIA owner Lucia Lebon and a third unnamed party have formed the *Evergreen Lake Company, LLC (ELC)* that is in the process of purchasing the water company. He described the acquisition process to date, the desire that Board Members are community members and the long range plan of the ELC to eventually allow its customers to vote to establish a Special District which would own and operate the water system. He also answered questions from the Board and owners.

As a requirement for securing a loan from the *Colorado Water Resources & Power Development Authority*, the ELC has requested AIA enter into contractual agreements.

The agreements are a ***Grant of Easements and Terms of Service***. An additional ***Memorandum of Understanding*** between AIA and ELC has been proposed. These were available for owners present to review and were the subject of discussion. No agreement was reached on the contents of the documents. The AIA Board has posted the documents here:

https://26cec677-f007-45da-8648-c2047285b012.filesusr.com/ugd/673d36_e1ee06b5bac54238b74b1237b9530f42.pdf

The Board seeks input from AIA owners regarding the requested approval of these documents but not the acquisition of ARWC by ELC. AIA is not a party to that business transaction.

NOTE: Due to the importance of this subject to AIA owners as current and potential customers of the ARWC & ELC, a Special Board Meeting will be held on Saturday February 10, 2024, at 9:00am in the lobby of Arrowhead Mountain Lodge. The sole topic will be further discussion of and possible vote to approve revised documents.

COMMITTEE REPORTS:

1. Communications – Lisa Ditmore 01:44:50
2. Design Review Committee – Joanie Thompson 01:45:05
3. Forest Management – Cory Huggard 01:45:23
4. Heavy Equipment/Maintenance – Fowler 01:46:35
5. Patrol – Leonard Wasilewski 01:50:42
6. Election Committee – Bridget Isle 01:52:52

REPORTS FROM OTHER ENTITIES: 01:53:56

1. Arrowhead Fire Protection District – volunteers are needed for both the Snowshoe Golf on March 16 & The 4th of July Picnic (on July 6) fundraisers. New members are needed for the AVFD Auxiliary. A “Heart” fundraiser is currently ongoing at the Lodge. The district is operating at a deficit and is considering seeking a Mill Levy increase.
2. Arrowhead Snowmobile Club - The 2024 Poker Run is scheduled for February 24. Still seeking silent auction donations.



BOARD ANNOUNCEMENTS: 02:02:48

1. Vehicles are **required** to be moved from the Winter Parking Lot for snow plowing. Only use the overflow area when clearing the main lot for snow removal.
2. Please exercise patience and caution: SLOW DOWN when approaching heavy equipment (including our groomer) and maintain a safe following distance: Give heavy equipment operators ample space
3. The Board thanks *Arrowhead Mountain Lodge* for again hosting our winter meetings

OWNER ANNOUNCEMENTS AND COMMENTS: 02:04:05

Bridget Isle suggested the Board form an owner committee to review the approved 2024 Budget and make recommendations for operational cost reduction.

Owners are always welcome to email the Board at aiaowner1@gmail.com to submit suggestions or ask questions. In addition, they are encouraged to participate in the July Regular Meeting when the next year Budget is presented and in August when it is voted upon.

ADJOURNMENT: Motion by Dalton, seconded by Roberts – Unanimously approved. 02:09:00

The meeting adjourned at 3:09 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

01/23/2024

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.