



**APPROVED MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, July 16, 2022
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/s/k76uzd15sgeghst/July%2016%2C%202022_Regular%20Mtg_AM.mp3?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 9:04 a.m. 00:01

DETERMINATION OF QUORUM: Present were: President Kindschy, Vice President Brad Fowler, Secretary Keith Dalton and Members Rachel Grasmick & Dennis Roberts. Member Bill Brassfield and Treasurer Rosanna Harris were absent excused. Also present 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), (e) and (f)).* 01:49

CLOSE EXECUTIVE SESSION: The session ended at 11:30 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/s/4a6ta7o22xjbepn/July%2016%2C%202022_Regular%20Mtg_PM.mp3?dl=0

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CALL TO ORDER: Kindschy called the meeting to order at 1:02 p.m. 00:04

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:22

DETERMINATION OF QUORUM: All officers and members from the morning session were again present as was attorney Jacob With. The previously determined quorum remained. 00:52

About 16 owners were also in attendance.

ADDITION/DELETIONS TO POSTED AGENDA: 01:45

Addition: New Business – Item #5 – Filling of open AIA Patrol Lead position.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 02:50

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON MAY 21, 2022:

Vote – approve regular meeting minutes: Motion by Dalton, seconded by Roberts - Unanimously approved. 03:28



REVIEW OF FINANCIAL STATEMENTS:

Kindschy reported on financial reports from May & June 2022. Harris submitted the reports for information to owners rather than for Board approval due to accounting errors still to be corrected. Owner account transitions and accounting updating from Toad Property Management to Assurance HOA Management continues. 04:33

Vote - accept draft financial reports for May & June 2022 (Approval pending): Motion by Dalton, seconded by Fowler. Unanimously approved.

OWNER COMMENTS: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between March 19, 2022 meeting until present date – Kindschy 22:10
 - a. AWM – June 16, 2022 - vote to approve request by owner for an exemption to allow a third RV on the site at 105 Aspen Trail for three days, June 17-19 – Unanimously approved.
 - b. AWM – June 18, 2022 – vote to approve request by owner for an exemption to allow a third RV on the site at 851 Balsam Road for eight days, July 1-8 – Unanimously approved.
 - c. AWM – June 28, 2022 – vote to employ Steve Henderson as Patrol Agent - Unanimously approved.
 - d. AWM – June 28, 2022 – vote to employ Ken James as Patrol Agent - Unanimously approved.
 - e. AWM – June 28, 2022 – vote to employ Cory Huggard as Forest Manager - Unanimously approved.
 - f. AWM – July 09, 2022 - vote to approve request by owner for an exemption to allow three additional RV's on the site at 2193 Spruce Road for three days, July 29-31 – Unanimously approved.
2. Required amendments to AIA regulations as a result of Colorado House Bill 22-1137 – With 23:57
3. **Vote - adopt an Emergency Resolution to temporarily amend the 2022 AIA Regulations to ensure legal compliance while permanent amendments are discussed, published and ultimately voted on as required by AIA Regulations, Article 12, section 6.** Motion by Dalton, seconded by Roberts - Unanimously approved. 58:45
4. 2023 AIA Budget – Introduction & discussion – Kindschy 01:04:00
Vote – accept Draft Budget as presented and posted for owners to review. Motion by Dalton, seconded by Grasmick – Tabled. ***To be further discussed and voted on at August Regular Meeting.
5. Fill open Patrol Lead position – Fowler
Vote – approve Patrol Agent Leonard Wasilewski as interim AIA Patrol Lead until required posting of position is completed. Motion by Dalton, seconded by Roberts - Unanimously approved. 01:25.00



COMMITTEE REPORTS:

1. Communications – Lisa Ditmore 01:30:10
2. Design Review – Joanie Thompson 01:35:55
3. Forest Management – Bill Conway 01:38:45
4. Heavy Equipment – Fowler 01:49:12
 - a. Magnesium Chloride application to portions of the filing roads has been completed. This was a non-AIA project. Fowler reported that **Leonard Wasilewski paid to have Mag applied to Lake Road at the designated Helicopter Landing Zone as an aid to the flight crews and the Arrowhead Volunteer Fire Company. Thank you Leonard for your generous donation!** 01:54:20
5. Arrowhead Patrol – Leonard Wasilewski 02:00:24
6. Election Committee – Bridget Isle 02:10:12

REPORTS FROM OTHER ENTITIES:

1. AVFD Auxiliary – Lucia Lebon 02:14:43 *Almost \$18,000 was raised for AVFD at the July 2nd picnic!*
2. AVFD - Bill Conway reminded owners to be vigilant during this lightning fire season.

OWNER ANNOUNCEMENTS AND COMMENTS:

1. Lucia Lebon asked about the status of updating the Reserve Study during the earlier 2023 Budget Discussion. Kindschy responded that our contract with Assurance HOA Management includes preparation of a Reserve Study and he will follow up with them once our financial statements are deemed to be accurate. 02:15:50

BOARD ANNOUNCEMENTS: 02:27:52

1. Bears are out foraging. Do not attract or feed them. Owners are required to keep sites clean! <https://cpw.state.co.us/Documents/Education/LivingWithWildlife/LivingWithBears.pdf#search=Bears>
2. Owners are always responsible to AIA for the actions of their guests, including renters. Know what our Regulations require or prohibit and make certain your guests know too.
3. The Annual Owners Meeting will be held immediately after the Regular Board Meeting on Saturday August 20th. Owners will receive mailed notice including the Agenda.

ADJOURNMENT:

Motion by Dalton, seconded by Fowler - Unanimously approved. 02:30:50

The meeting adjourned at 3:33 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

07/22/2022

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.