



**DRAFT MINUTES
ANNUAL OWNERS' MEETING
SATURDAY, AUGUST 15, 2026
ARROWHEAD FIREHOUSE**

Immediately followed the Regular Board Meeting

This session was digitally recorded and owners may access the audio file at:

https://www.dropbox.com/scl/fi/abs513t8ujco65cvtzkdv/260815_1501.mp3?rlkey=gveir6e4cjsa6vitgkknfygn9&st=cs5828fl&dl=0

The recording position for the start of most agenda items are highlighted in yellow.

CALL TO ORDER: Deb Hoven, President called the meeting to order at 3:03 PM

DETERMINATION OF QUORUM: Present: President Deb Hoven; Vice President Rachel Grasmick; Treasurer Warren Gore; Secretary Mike Wilson; Leilani Pacheco-Nichols; and Dennis Roberts. Also present: Tess Clouse, General Council. Bill Brassfield was unable to participate due to travel.

1. Introduction of current 2026 Board of Directors **00:08**

Each Board Member present introduced themselves to the owners and shared some individual background information.

2. Welcome Message by President – Deb Hoven **07:12**

- Described the intent of Annual Owners' Meeting and that the board will not be taking any action during the meeting.
- It was shared that there is a publication with very relevant information about fire mitigation needs and gaps in Arrowhead planning. It is the *Arrowhead Subdivision's Community Wildfire Protection Plan* from March 2007. The document is currently available on the AIA website (www.arrowhead1.org). Copies were also available at the meeting for review. The document provides a strategic framework that can complement the more recent Fire Wise documentation that has been generated.

3. Presentation of 2027 AIA Budget – Treasurer Warren Gore **15:50**

The 2027 Annual Budget is available on the AIA website (www.arrowhead1.org).

Highlights and points of emphasis:

- A year-to-year comparison of key expenses
- 2027 budget represents the last year of dues increases as a source of additional income
- Legal fees and expenses
- AIA employee compensation
- Forest management and weed management
- Fish stocking for Flint Lakes
- Road materials savings. Road maintenance costs can be shifted.
- Insurance savings
- Still able to contribute \$60k to the Capital Reserve Fund in 2027
- Payroll adjusted 3.5% as a cost-of-living increase

A thank you was extended to the members of the Budget Committee that did the work to prepare the 2027 budget.

Questions and comments from the owners: 23:52

Insufficient fire mitigation funding and spending concerns were raised.

Availability of grants. State and Federal funding cuts limit availability.

Request For Proposal (RFP) process needed.

Troy Rogers, an AIA neighbor managing the 9,500-acre ranch to the West of Arrowhead, provided insights into the grant process and emphasized a need for action.

4. Annual Committee Reports

a) Forest Management – Jim Gelsomini 39:19

Request to owners to coordinate with the Forest Manager when communicating with the County representative that spoke the previous month about weed control. Weed spraying was recently completed along both sides of the 17 miles of Filing Roads and some additional areas.

Cleanup Day planned for September 5th. Significant increase in Forest Refuge site utilization this year.

Others topics of discussion:

Forest Refuse site update and potential closing timeframe. 45:19

Update on current fire mitigation proposals and activities. 52:55

A question was asked about lots that are not maintained and require fire mitigation. 55:19

A discussion about the role of the drought on trees and their survival. 59:04

b) Heavy Equipment/Maintenance – Dennis Roberts 1:17:11

Recent work was done with the grader. The roads appear to be in excellent condition allowing money planned to buy more gravel this year to be used for fire mitigation. Special recognition was extended to Will and Denny for their efforts to maintain the roads in such good condition.

c) Arrowhead Outreach – Leonard Wasilewski 1:18:08

There are two new additions to the Outreach team. Jeff Caldwell has been trained and has already started. Monty Caldwell will also start when his on-going training is completed.

Reminder: With winter approaching, sign up for a diesel parking spot in the winter parking lot, especially if an owner is seeking to have the same spot they had last year.

d) Communications – Stacey Paznokas 1:20:11

Top five projects.

- A new advertising program being rolled out. There will be only four ad bundle options. Web advertising will be added as part of each option. Prices are being updated. Orders need to be placed and the presentation of web ads will be based on order seniority.
- An emergency resources page was added to the AIA website. The new page is not intended to be all inclusive, but rather to provide owners a good initial source for information and relevant resources.

- A new information page for owners will be on the website. It will roll out in October and contains important information and resources for owners and guests. There will be a printable pdf page that can be shared or posted in a cabin with this key information.
- An Arrowhead Guest page with emergency information and important rules and regulations is also being developed.
- A new Instagram page has been developed and tested. Information about it will soon be added to the AIA website.

e) Design Review – Leilani Pacheco-Nichols 1:25:54

One new home and three new sheds have been reviewed and approved since the last meeting. Also, owners were encouraged to work directly with Gunnison County throughout the process.

f) Guest Committee (previously called AIA Rental Property Committee) 1:26:32

The committee is wrapping up and preparing final recommendations. Otherwise, no significant information to report since the last Board meeting.

g) Dust Mitigation Committee 1:27:08

Survey status: 208 responses representing only 196 owners (<30%). All owners are encouraged to respond because future decisions may depend on the results.

52% support a dust control program, but there is significant disparity as to how to pay for it. Survey responses are due before the end of September.

No dust mitigation program was implemented this year because there wasn't the water to prep the roads. This could continue to be a limitation in the future depending on the availability of water in future years.

h) Election Committee – Mike Wilson 1:29:48

Owners that have expressed interest in participating on the committee should be contacted in the next couple of weeks. If an owner does not get contacted but has previously expressed an interest, then they should let me know.

5. Introduction of 2026 Board Member candidates – Mike Wilson 1:30:26

Two candidates submitted their names to fill the two Board vacancies in 2027. Since there are no contested positions, it will not be necessary to hold an election this year. The two candidates are Leilani Pacheco-Nichols and Ken Harbert. The candidates will be affirmed to become new Board members at the November Board meeting

A question was raised about the requirements to ensure appropriate emails are available and can be used for an election using electronic voting. It was discussed that the Election Committee will play a vital role in vetting the election roll and that owners, especially where a property is in a legal entity (i.e., partnership, LLC, or trust) have the responsibility to provide a proxy when the voting member or email may be in question.

6. AIA Office Manager – Margaret Henry 1:34:40

Margaret introduced herself to the assembly and provided a brief overview of her role and responsibilities.



7. Owner Comments/Discussions (including topics deferred from prior BOD meeting session) 1:35:41

Frustration with the U.S. Postal Service and availability of mail boxes was expressed. Owners were encouraged to contact the Montrose Post Master. Developers typically have responsibility to install common/shared mail boxes. The responsibility shifts to the current owners if that didn't occur. The role and current legal responsibility of AIA is unclear and will need to be explored.

The question was raised again about the AIA Covenants reference to single family homes in Arrowhead. The General Council shared that the Covenants defines a single-family residence as "a building used and designed exclusively for occupancy by one family and its guests...". Guests are not defined in the Covenants. This is what causes the ambiguity. Anyone could potentially be designated a guest by an owner.

Excessive speed and its impact on dust was raised as a recurring issue and concern. Unfortunately, people do not always use common sense or utilize common courtesy when driving in Arrowhead. Multiple approaches are still being evaluated that might help reduce speeds on the Filing Roads.

8. Board announcements 1:46:20

Owners are reminded to contact Joanie Thompson, Chair of DRC, if making or considering improvements to a lot or the exterior of their cabin.

Please read the notices listed at the bottom of the agenda and these minutes. It is critical that owners have an email on file for important alerts and for future elections. Also, important and valuable information is available at the website provided. The website is the primary resource for accessing key information and announcements.

9. Adjournment

Meeting adjourned at approximately 4:51PM. Duration: 1 hour, 48 minutes.

ARROWHEAD GOVERNANCE DOCUMENTS AND OTHER IMPORTANT RESOURCES
ARE POSTED ON THE AIA WEBSITE

Always visit the website at www.arrowhead1.org for more information and important AIA updates.

If owners are not currently receiving assessment billing via email, please provide an email address to arrowheadofficemgr@gmail.com so you are ensured to receive all notifications.

If multiple emails are currently on file, please indicate which email should be designated to receive ballots for AIA elections. It is incumbent on the owners of each lot to make sure only one email address is designated or an election ballot will not be provided.

Mike Wilson
2026 AIA Secretary
07/28/2026