



**DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, March 16, 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/8xvkd5487nbfdt8fopts2/March-16-2024_Regular-Mtg_AM.mp3?rlkey=7kca2hxassk9i5nz75loifho2&dl=0

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

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

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:10

DETERMINATION OF QUORUM: Present were: Kindschy, Vice President Brad Fowler, Secretary Keith Dalton, Treasurer Rosanna Harris and Member Dennis Roberts. Members Bill Brassfield & Rachel Grasmick were both absent excused. Also present was legal counsel Jacob With. 00:50

About 20 owners were also in attendance.

ADDITION/DELETIONS TO POSTED AGENDA: None

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON JANUARY 20, 2024 AND SPECIAL MEETING HELD ON FEBRUARY 10, 2024:

Vote – approve regular & special meeting minutes: Motion by Dalton, seconded by Harris - Unanimously approved. 01:10

APPROVAL OF FINANCIAL REPORTS:

Vote - accept draft financial reports for January & February 2024: Motion by Harris, seconded by Roberts - Unanimously approved. 02:22

OWNER COMMENTS: None

OLD BUSINESS:

1. Further discuss a request from the Evergreen Lake Company to approve further revised Grant of Easements, Memorandum of Understanding and Terms of Service – Kindschy
Vote to approve the revised Grant of Easements, Memorandum of Understanding and Terms of Service -
Motion by Harris, seconded by Roberts - Unanimously approved. 05:48

***The final revised and now approved documents are posted to the AIA website at:**

https://www.arrowhead1.org/files/ugd/673d36_ae88897785bc45c0ad852d40db3f96d7.pdf



NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between January 20, 2024 meeting until present date – President
 - a. AWM – none. 27:30
2. Update AIA fee schedule * includes discussion of current diesel & trailer parking fees*
Vote to remove trash fee and both rush and 1 day status letter fees - Motion by Harris, seconded by Roberts - Unanimously approved. 27:40
3. AIA owned Arrowhead Commercial Area lot lease to Arrowhead Mountain Adventures – Kindschy
Vote – to negotiate lease between AIA, Inc. and Shultz Family Trust Adventures LLC - Motion by Roberts, seconded by Fowler - Unanimously approved. 43:35

COMMITTEE REPORTS:

1. Communications – Dalton 00:54:45
2. Design Review Committee – Joanie Thompson 00:55:50
3. Forest Management – Roberts 00:56:49
4. Heavy Equipment/Maintenance – Fowler 01:01:28
5. Patrol – Leonard Wasilewski 01:03:50
6. Election Committee – Dalton 01:05:34

REPORTS FROM OTHER ENTITIES: None

BOARD ANNOUNCEMENTS: 01:12:26

1. Winter continues. Vehicles are **required** to be moved from the Winter Parking Lot for snow plowing
2. Spring approaches. All filing roads will remain closed to street vehicles & equipment until notice is posted on the AIA website: <https://www.arrowhead1.org/> and our Facebook page <https://www.facebook.com/ArrowheadImprovementsAssociation.AIA/>. Do **not** assume that a cleared section of roadway is open. Violators may be fined in accordance with AIA Regulations.
3. The Board thanks *Arrowhead Mountain Lodge* for again hosting our winter meetings

OWNER ANNOUNCEMENTS AND COMMENTS: 01:06:12

Lucia Lebon suggested that the Board consider offering future meeting attendance via Zoom Meetings and conducting a digital survey (SurveyMonkey) to determine owner demographics.

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).* 01:16:30

CLOSE EXECUTIVE SESSION: The session ended at 11:40 am

RETURN TO OPEN SESSION:

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

[https://www.dropbox.com/sc/fi/k99nls0ozwesxp6o8zqnl/March16-2024 Regular-Mtg PM.mp3?rlkey=2ccz2wn8ctumuzlcp9rs9g7rv&dl=0](https://www.dropbox.com/sc/fi/k99nls0ozwesxp6o8zqnl/March16-2024%20Regular-Mtg%20PM.mp3?rlkey=2ccz2wn8ctumuzlcp9rs9g7rv&dl=0)

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EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 00:20

ADJOURNMENT: Motion by Dalton, seconded by Fowler – Unanimously approved. 00:40

The meeting adjourned at 11:50 am

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

03/20/2024

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.