DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
SATURDAY, AUGUST 15, 2026
OPEN SESSION: 9:00AM - EXECUTIVE SESSION - OPEN SESSION: 2:00 PM
ARROWHEAD MOUNTAIN LODGE

MORNING OPEN SESSION - 9:04AM

CALL TO ORDER: Deb Hoven, President called the meeting to order at 9:04AM

DETERMINATION OF QUORUM**:** Present: President Deb Hoven; Vice President Rachel Grasmick; Treasurer Warren Gore; Secretary Mike Wilson; Leilani Pacheco-Nichols; Bill Brassfield (virtually) and Dennis Roberts. Also present: Tess Clouse, General Council.

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

LUNCH BREAK

GUEST SPEAKERS: 1:06 PM

– Ms. Hannah Cranor-Kersting, Gunnison County Director, CSU Extension
Presented an update on existing invasive vegetation and new species arriving in Gunnison County, with a specific emphasis on Arrowhead.

– Ms. Darla Joseph, General Manager, Nucla-Naturita Telephone Company (NNTC) - video conference
New General Manager introduced herself and discussed NNTC services and fiber optic installation. She also answered questions from the attendees.

The speakers were digitally recorded as a service to owners unable to attend. The audio file is available at:
https://www.dropbox.com/scl/fi/vo93hytdoj1966yyom5tg/260815_1304.mp3?rlkey=52ryc768pe6myvi6nnst90apj&st=tcbcf5t3&dl=0

AFTERNOON OPEN SESSION – 2:00 PM

The open session was digitally recorded and owners may access the audio file at:
https://www.dropbox.com/scl/fi/x4sztb1yrqylbd1fix7nx/260815_1357.mp3?rlkey=zj9xxs2y2a059666l4gc4ighb&st=9gw8qm06&dl=0
The recording position for the start of most agenda items and votes are highlighted in yellow.

RETURN TO ORDER AND DETERMINATION OF QUORUM – 00:09
Present: President Deb Hoven; Vice President Rachel Grasmick; Treasurer Warren Gore; Secretary Mike Wilson; Leilani Pacheco-Nichols; Bill Brassfield (unable to attend); and Dennis Roberts. Also present: Tess Clouse, General Council.

ADOPTION OF AGENDA WITH ONE ADDITION – 00:17 Deb Hoven
Addition made to New Business. Item 7:
Adopt 2027 Annual Budget

PRESIDENT'S MESSAGE – 00:37 Deb Hoven
Shared there was an Executive Session and the general type of information that was discussed.

APPROVAL OF MINUTES FOR REGULAR BOARD MEETING HELD ON AUGUST 15, 2026 – 00:59 President
Motion for approval: Wilson; Second: Gore
Approved without revision by unanimous vote

REPORT ON AND ACCEPTANCE OF JULY 2026 FINANCIAL REPORT – 02:08 Warren Gore, Treasurer
Highlights: Income statement shows the cost of the extensive grader repair that resulted in a $77k expense to repair and transport the grader. Larger insurance policies also came due totaling $31k.
Motion for approval: Roberts; Second: Grasmick
Accepted by unanimous vote.

Owner questions about insurance and delinquent accounts were answered. Insurance dues reflect annual costs. Delinquent accounts total $21,736.97.

OWNER COMMENTS (*if unable to stay for remainder of meeting*)
None

OLD BUSINESS
None

NEW BUSINESS 06:05

1. Presentation of South Meadow Nordic proposal from Micah McKee, Director of Arrowhead Nordic
   Presented information about plans to expand the trail system in Ponderosa meadow. A map of the expansion was provided in the meeting packet. No pruning or tree removal is needed. There will be some mowing. The total addition is about 5 kilometers of open, long, and smooth trail. The new trail does not come close to any privately owned lots. Micah fielded several owner questions.

2. Report and review of Action Without Meetings (AWM) held between July 18, 2026 meeting until present date – Hoven 14:28
   a) AWM – Approved archery target practice on lot per regulations
   b) AWM – Authorized and approved new provider for AIA weed control services

3. Financial audit standards/requirements (CCIOA) and planned action(s) – Gore 15:10
   Discussed requirements for financial audits. No recent audits have been done. The Board is recommending that a financial audit would be prudent. The price range can vary significantly depending on the extent of the planned audit.

4. Crime and Fidelity Bond/insurance and other CCIOA compliance requirements – Gore 18:28
   Insurance was previously maintained by management companies that had been contracted by AIA. When the accounting was brought in house, then a Crime and Fidelity Bond should have been obtained. It was not, so the current Board is in the process of obtaining the necessary insurance. Obtaining the optimum amount of coverage is a challenge.

5. Second camper on lot: potential change to regulations being considered – Hoven 21:40
   The Board is sought input on the possibility of changing the associated regulations about a second camper on a lot. The current regulations limit the time per month that a second camper can be on a lot without a cabin or that one camper can be on a lot with a cabin. They are administratively challenging to monitor and enforce. Some concerns about making a change were expressed. No immediate action was taken.

   Other topics discussed were water use and the fishing regulations. Feedback will be sought in the future from owners. There were several owner comments, concerns, and questions. Short term rental and single family residence questions were raised. The General Council discussed the challenges related to the regulations and governance documents and statutory requirements.

   An update on the number of property transactions this year in Arrowhead was provided. The number is now closer to 46.

6. Transfer fee(s) – potential change to fees under consideration for January 1, 2027 implementation – Wilson, Secretary 41:57

   The transfer fee associated with the sale of a property within AIA was discussed. The fee is a buyer paid fee when an ownership transfer occurs upon sale and transfer of a property. The fee has been historically low and consideration is being given to increase the fee to generate funds that will be used to sustain the community and to ensure new owners have an immediate stake in the future of the community. This is consistent with what some HOAs do that have large common areas, facilities, or roads to maintain.

   Current and previous owners often have invested years of time, energy, and resources into the community and the intent would be that new owners would also have a stake in the continued success and sustainability of the AIA community. A transfer fee, tiered based on the improvements on a property, would generate funding dedicated to the future sustainability of the community. For example, this could mean the funds might only be used for fire mitigation and heavy equipment capital investments. The intent of the discussion was to inform owners the Board is considering changes that would be implemented effective January 1, 2026. Final details, fees, and how a "sustainability fund", if created, would be dedicated have not been finalized.

7. Adopt 2027 Annual Budget – Gore 53:35

   The process for establishing the budget was discussed and the owners' role in reviewing or vetoing the budget was reviewed. The November Board Meeting will provide an opportunity for owners to act if they seek to veto the budget. Discussion about individual line items in the budget was deferred to the Annual Owners' Meeting to immediately follow this meeting.
   Motion for approval of the budget: Wilson; Second: Roberts
   Accepted by unanimous vote.

BOARD ANNOUNCEMENTS: – Deb Hoven

1. AIA Board or Directors Election update – Wilson 57:22

   The filing deadline expired for candidates to submit their intent to seek election to fill the two open Board positions in January 2027. Two candidates submitted their intent. As a result, there will not be a contested election and there is no necessity to have an election in 2026 to fill the Board positions.

   The two candidates are Leilani Pacheco-Nichols and Ken Harbert. Both candidates will be affirmed as new Board Directors at the November Board Meeting and their new terms will become effective in 2027,

2. Election Committee and requirements for any future election – Wilson 59:06

   Several people have expressed interest in serving the community and being Election Committee members for any future elections. Communications will be forthcoming for these individuals. Numerous policies and procedures need to be updated and documented prior to any formal election. This effort, the vetting or the roster of voters, and the collection of proxies are activities the Committee will need

   There is interest in possibly doing a mock election/survey to test the system and processes ahead of an actual election.

3. Committee members being sought for Reserve Study planning (example topics: heavy equipment, road maintenance, forest mitigation, maintenance shed, and firehouse building). – Hoven 1:02:22
   Seeking members for the Reserve Study Committee.

BOARD MEMBER CLOSING REMARKS
None.

ADJOURNMENT 1:04:15
Meeting was adjourned at approximately 3:03 PM. Duration: 1 hour, 4 minutes

Mike Wilson
2026 AIA Secretary
07/28/2026