



AGENDA  
ARROWHEAD IMPROVEMENTS ASSOCIATION  
REGULAR BOARD MEETING  
SATURDAY, SEPTEMBER 17, 2022  
OPEN SESSION: 9:00AM - EXECUTIVE SESSION - OPEN SESSION: 1:00 PM  
ARROWHEAD FIREHOUSE

**MORNING**

CALL TO ORDER AND DETERMINATION OF QUORUM – Lowell Kindschy, President

**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).*

CLOSE EXECUTIVE SESSION

LUNCH BREAK

**AFTERNOON OPEN SESSION – 1:00 PM**

PLEDGE OF ALLEGIANCE

RETURN TO ORDER AND DETERMINATION OF QUORUM – Kindschy

ADOPTION OF AGENDA WITH ANY ADDITIONS AND/OR DELETIONS

EXPLANATION OF MORNING EXECUTIVE SESSION – Kindschy

APPROVAL OF MINUTES FOR REGULAR BOARD & ANNUAL OWNERS MEETINGS HELD ON AUGUST 20, 2022– Kindschy

PRESENTATION AND/OR APPROVAL OF FINANCIAL REPORTS: – Rosanna Harris, Treasurer

OWNER COMMENTS *(if unable to stay for remainder of meeting)*

**OLD BUSINESS**

1. Required amendments to AIA regulations as a result of Colorado House Bill 22-1137 – Jacob With, AIA legal counsel
2. Third 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 Article 12, section 6. (Page 35) – Kindschy



#### NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between August 20, 2022, meeting until present date – Kindschy
  - a. AWM – August 30, 2022 – vote to impose the fine of \$150.00 against owner of 180 Ridge Road based on the violations alleged in the attached complaint (*Art. 6, sect. 6, unrestrained/uncontrolled dog*) as violations that threaten public safety or health after all applicable notices and opportunities for cure and a hearing as provided in the Regulations – Majority approved – 6 approved, Dalton – no response.
  - b. AWM – August 30, 2022 – vote regarding shed build violation at 511 Crest Drive. The action to be taken is to send a Cure Notice along with a letter from DRC Manager Joanie Thompson suggesting a new permit application as a 'Cure'. The imposition of the fine of \$150.00 based on the violation will follow after all applicable notices and opportunities for cure and a hearing as provided in the Regulations have been exhausted - Majority approved – 6 approved, Dalton – no response.
  - c. AWM – August 30, 2022 – Vote to grant permission for the third RV for ten days (Sept. 02-11) at 127 Ridge Road pursuant to AIA Regulations - Article 2. , section 2. (G) - Majority approved – 6 approved, Dalton – no response.
2. Set 2023 Regular Board Meeting dates - Kindschy
  - a. January 21, 2023
  - b. March 18
  - c. May 20
  - d. July 15
  - e. August 19 - *Annual Owners Meeting*
  - f. September 16
  - g. November 11
3. Set date for close of Camping Season & closure of Horse Corrals – Kindschy
  - a. November 21<sup>st</sup> – *Monday after close of third rifle season (weather permitting)*

#### COMMITTEE REPORTS:

1. Communications – Lisa Ditmore
2. Design Review Committee – Joanie Thompson
3. Forest Management – Cory Huggard
4. Heavy Equipment/Maintenance – Brad Fowler, Vice President
5. Patrol – Leonard Wasilewski
6. Election Committee – Bridget Isle

#### REPORTS FROM OTHER ENTITIES:

#### BOARD ANNOUNCEMENTS:



1. Street legal vehicles, snowmobiles, tracked UTVs and cargo trailers may be parked in the designated areas at the Winter Parking Lot after Friday October 15.
2. Filings roads and all Common Areas are for Owner and Guest use. A portion of all driveways cross the Common Area. Once a driveway crosses any site boundary it becomes private property. As such, they are not for tours and/or site seeing, and are considered trespassing. ***All Owners and the Owner's guests are required to know the boundaries of the Common Areas prior to making use of those Common Areas so as to avoid any inadvertent trespassing on any Site.*** Patrol asks that you please respect owners' private property and DO NOT TRESPASS!! ***\*\* Regulations Article 3, section 2) f. - Page 10***

#### OWNER ANNOUNCEMENTS AND COMMENTS:

#### ADJOURNMENT

Keith Dalton  
AIA Board Member/Secretary  
09/09/2022