



APPROVED
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, July 15, 2023
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/scl/fi/ixjya13x91w7u0llrpxk8/July-15-2023_Regular-Mtg_AM.mp3?rlkey=9k71rlrxfxw919du0sahie4g&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 9:03 a.m. 00:03

DETERMINATION OF QUORUM: Present were: President Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Member Dennis Roberts. Members Bill Brassfield and Rachel Grasmick 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).* 01:08

CLOSE EXECUTIVE SESSION: The session ended at 11:38 a.m.

LUNCH BREAK

AFTERNOON OPEN SESSION – 1:00 PM

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https://www.dropbox.com/scl/fi/8shqzotug4bkhr1r2qggm/July-15-2023_Regular-Mtg_PM.mp3?rlkey=fcs7do7ol431gyvw23hdrl9vx&dl=0

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

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:15

ADDITION/DELETIONS TO POSTED AGENDA: 01:45

Addition: New Business – Item #4 – vote to approve request by owner for an exemption to allow a third RV on a site.

DETERMINATION OF QUORUM: All officers and members from the morning session were again present. The previously determined quorum remained. 02:10

About 23 owners were also in attendance.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 02:30



APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON MAY 20, 2023:

Vote – approve regular meeting minutes: Motion by Dalton, seconded by Roberts - Unanimously approved. 03:25

APPROVAL OF FINANCIAL REPORTS:

Vote - accept draft financial reports for March, April & May 2023: Motion by Harris, seconded by Dalton. Unanimously approved. 04:45

OWNER COMMENTS: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between May 20, 2023 meeting until present date – Kindschy 12:54
 - a. AWM – June 01 2023 - vote to enter into a lease and option to purchase with Honnen Equipment a John Deere 772G grader and to pay the initial \$95,000 under the lease - Approved.
 - b. AWM – June 10, 2023 – vote to approve request by owner for an exemption to allow a third RV on the site at 720 Spruce Road on June 16-17 and June 30-July 04 – Approved.
 - c. AWM – July 07, 2023 – vote to approve request by owner for an exemption to allow a third RV on the site at 1701 Hazel Lake Drive on July 17-19 - Approved.
2. 2024 AIA Budget – Introduction and discussion - Tabled. 14:15 ***Draft Budget posted to website. To be further and voted on at August Regular Meeting***
3. **Vote to adopt revised AIA Employee Handbook** – Motion by Dalton, seconded by Fowler - Unanimously approved. 40:25
4. **Vote to approve request by owner for an exemption to allow a third RV on the site at 220 Spruce Road on July 15-22** - Motion by Dalton, seconded by Fowler - Unanimously approved. 48:15

COMMITTEE REPORTS:

1. Communications – Lisa Ditmore 51:40
2. Design Review – Joanie Thompson 52:20
3. Forest Management – No report
4. Heavy Equipment – Fowler 01:00:30
5. Arrowhead Patrol – Steve Henderson 01:08:53
6. Election Committee – Bridget Isle 01:11:39

REPORTS FROM OTHER ENTITIES:

1. AVFD Auxiliary – Lucia Lebon 01:16:53 \$19752 was raised for AVFD at the July 2nd picnic. A new record! Plus an additional \$3200 was raised at the AML concert benefit. Thanks to all who volunteered and contributed.



BOARD ANNOUNCEMENTS: 01:17:54

1. 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.
2. Deposit only approved items in the trash compactor and at the Forest Refuge Site.
3. The Annual Owners Meeting will be held immediately after the Regular Board Meeting on Saturday August 19th. Owners will receive mailed notice including the Agenda.

OWNER ANNOUNCEMENTS AND COMMENTS: 01:18:58

1. In response to an owner's question about the status of the Arrowhead Ranch Water Company, Lucia Lebon announced that the business is under contract to be sold. No further details were provided. 33:10
2. Wayne Wilkerson reported that construction materials had been dumped at the Forest Refuge Site (*see #2 above*).
3. Magnesium Chloride application to filing roads is not an AIA function. Brad Fowler explained that cost, logistics and a lack of sufficient volunteers resulted in no application this year. Speeding on filing roads contributes to both dust and increased required maintenance.
4. Fire Chief Jennifer Bonner reminded owners that dialing cellular or landline 911 is the always best mode to call for emergency medical/fire response.

ADJOURNMENT:

Motion by Dalton, seconded by Roberts - Unanimously approved. 01:36:55

The meeting adjourned at 2:37 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

07/25/2023

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.