



**DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, August 17, 2024
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/z3u268dc4z0oa4ynfvh8d/August-17-2024_Regular-Mtg_AM.mp3?rlkey=mzz3syo2l7p5aj2lo0qwwz1x&st=qtab4fvg&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 9:11 a.m. 00:01

DETERMINATION OF QUORUM: Present were: Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Members Dennis Roberts & Rachel Grasmick. Member Bill Brassfield was absent excused. Legal counsel Jacob With was present via telephone. 00:27

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.* 01:00

CLOSE EXECUTIVE SESSION: The session ended at 10:48 a.m.

LUNCH BREAK

AFTERNOON OPEN SESSION – 1:00 PM

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https://www.dropbox.com/scl/fi/db6dfxp9l79ilgr01cy5v/August-17-2024_Regular-Mtg_PM.mp3?rlkey=csnuoigi7f55k2lls3wazt2n4&st=21vvkf1i&dl=0

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CALL TO ORDER: CALL TO ORDER: Kindschy called the meeting to order at 1:00 p.m. 00:04

DETERMINATION OF QUORUM: All officers, members and counsel from the morning session were again present. The previously determined quorum remained. 01:35

About 71 owners were also in attendance.

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:20

ADDITION/DELETIONS TO POSTED AGENDA: 01:43

Addition: New Business - Item #2 – approve owner request re: special event/gathering at 807 Wildflower

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 02:20



APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON JULY 20, 2024:

Vote – approve regular meeting minutes: Motion by Dalton, seconded by Roberts - Unanimously approved. 03:45

APPROVAL OF FINANCIAL REPORTS:

Vote - accept draft financial reports for July 2024: Motion by Harris, seconded by Grasmick - Unanimously approved. 04:29

OWNER COMMENTS: None

OLD BUSINESS:

1. 2025 AIA Budget – discussion and approval – Harris 11:30

Vote to approve 2025 Budget and 2024 Excess Member Contribution - Motion by Harris, seconded by Roberts - Unanimously approved. 17:10

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between July 20, 2024 meeting until present date - Kindschy
 - a. AWM – None
2. **Vote – to approve request by owner for an exemption to allow a third & fourth RVs on the site at 807 Wildflower between August 30 – September 03 -** Motion by Dalton, seconded by Fowler - Unanimously approved. 17:50

COMMITTEE REPORTS: ** All reports and Board announcements presented at Annual Owners Meeting

REPORTS FROM OTHER ENTITIES: **

BOARD ANNOUNCEMENTS: **

OWNER ANNOUNCEMENTS AND COMMENTS:

Lucia Lebon recommended that any donations made to the AIA should be deposited directly with the association, not a third party for the purposes of transparency and accountability. 20:00

ADJOURNMENT: Motion by Dalton, seconded by Harris – Unanimously approved. 21:47

The meeting adjourned at 1:22 pm

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

08/26/2024

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.

Arrowhead Improvements Association, Inc.

PO Box 68, Cimarron, CO 81220

Always Visit our Website for More Information:

www.arrowhead1.org