



AGENDA
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
SATURDAY, OCTOBER 3, 2026
ARROWHEAD FIREHOUSE

MORNING EXECUTIVE SESSION: 9:00 AM

AFTERNOON OPEN SESSION: 1:00 PM

MORNING EXECUTIVE SESSION - 9:00 AM

CALL TO ORDER AND DETERMINATION OF QUORUM – Deb Hoven, 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) 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

AFTERNOON OPEN SESSION – 1:00 PM

RETURN TO ORDER AND DETERMINATION OF QUORUM – Deb Hoven, President

ADOPTION OF AGENDA WITH ANY ADDITIONS AND/OR DELETIONS

EXPLANATION OF MORNING EXECUTIVE SESSION – Deb Hoven

Covered issues involving personnel, delinquencies/collections, legal disputes with owners and legal advice from counsel. Also, any actions 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.

[Refer to the EXECUTIVE SESSION Agenda for applicable sections of CCIOA Colorado Revised Statutes (C.R.S).]

PRESIDENT'S OPENING REMARKS – Deb Hoven

APPROVAL OF MINUTES FOR REGULAR BOARD MEETING HELD ON AUGUST 15, 2026 – Deb Hoven

REPORT ON AND ACCEPTANCE FINANCIAL REPORTS FROM AUGUST AND SEPTEMBER, 2026 – Warren Gore, Treasurer



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

OLD BUSINESS

1. Consideration/possible approval of South Meadow Nordic proposal from Micah McKee – Deb Hoven
2. Transfer fee update – additional specifics will be shared about how funds derived from the fee change will be designated and utilized to benefit the community. The amount of the actual fee has not been finalized, but factors that will influence the decision will be discussed. Approval of the transfer fee increase will be considered for approval at the November AIA Board Meeting in November with the anticipated effective being January 1, 2027 – Mike Wilson

NEW BUSINESS

1. Report and review of Action Without Meetings (AWM) held between August 15, 2026 meeting until present date – Deb Hoven
 - a. AWM – 8/19/2026, approval for fire mitigation contract work of three interior common ground locations. Childs' Excavating, \$12,280; Dynamic Timberworks and Land Management, \$15,750.
 - b. AWM – 8/27/2026, drone mapping of select common areas for analysis to assist in fire mitigation planning and forest management. No cost except a commitment for reimbursement of required liability insurance, not to exceed \$300.
2. Consideration/possible approval of a pilot fire mitigation project proposal. The project is one of two planned pilot projects to create a 40' wide fire break along approximately one mile of the fenceline on the Western perimeter of AIA. The break will extend approximately one-mile South from Three Fish Road. The pilot projects are intended to inform future planning and the development of a comprehensive, strategic plan for forest management and fire mitigation. – Dennis Roberts
3. Introduction of and short presentation by Troy Rogers, Ranch Manager, Middle Blue River Ranch. There will be a brief discussion of fire mitigation plans on the ranch and possible proposals pertinent to AIA. – Mike Wilson
4. Approve appointment of Election Committee members that will serve the remainder of 2026 and for the duration of 2027. – Mike Wilson
New Members: Martha Harden Darby; Lynn Hoover; Robin Short; and Kathy Carlson
5. Discussion about water in Hazel Lake – Deb Hoven
6. Computer and security camera proposals for consideration/ possible approval – Kirk Bonner
7. Set 2027 Regular Board Meeting dates – Mike Wilson
 - a. January 16, 2027
 - b. March 20, 2027
 - c. May 15, 2027
 - d. July 19, 2027
 - e. August 21, 2021 - Annual Owners Meeting
 - f. September 18, 2027
 - g. November 16, 2027



COMMITTEE REPORTS

1. Forest Management – Jim Gelsomini
2. Heavy Equipment/Maintenance – Dennis Roberts
3. Arrowhead Outreach – Leonard Wasilewski
4. Communications – Stacey Paznokas
5. Design Review – Joanie Thompson
6. Guest Committee – Deb Hoven
7. Dust Mitigation Committee – Deb Hoven
8. Election Committee – no update planned
9. Sustainability Committee – Deb Hoven

REPORTS FROM OTHER ENTITIES

None planned.

BOARD ANNOUNCEMENTS – Deb Hoven

1. Street legal vehicles, snowmobiles, tracked OHVs, and cargo trailers may be parked in the designated areas at the Winter Parking Lot starting Thursday, October 15th.
2. The AIA designated close date of the 2026 camping season and the horse corrals is dependent upon continuing dry weather and road conditions. Early significant snowfall could require closure of Filing Roads at any time. Owners should monitor weather forecasts, the AIA website, and CDOT website and plan accordingly.
3. Please refer to the notes at the end of the agenda.

OWNER ANNOUNCEMENTS AND COMMENTS

Note: Comments and feedback will be taken under consideration, but no formal action can be taken on new topics during this time due to open meeting provisions; however, topics may be placed on a future posted agenda if future action is required. Comments and announcements should be limited to three (3) minutes per owner.

BOARD MEMBER CLOSING REMARKS

ADJOURNMENT

Mike Wilson, Secretary

9/26/2026



ARROWHEAD GOVERNANCE DOCUMENTS AND OTHER IMPORTANT RESOURCES ARE POSTED
ON THE AIA WEBSITE

Always visit the website at www.arrowhead1.org for more information and important AIA updates.

If owners are not currently receiving assessment billing via email, please provide an email address to arrowheadofficemgr@gmail.com so you are ensured to receive all notifications.

If multiple emails are currently on file, please indicate which email should be designated to receive ballots for AIA elections. It is incumbent on the owners of each lot to make sure only one email address is designated or an election ballot will not be provided.

Owners are reminded that when considering the purchase of an OHV with tracks for winter use within Arrowhead to consult the AIA regulations and consider the maximum width limits.