



**DRAFT MINUTES**  
**ARROWHEAD IMPROVEMENTS ASSOCIATION**  
**REGULAR BOARD MEETING**  
**Saturday, November 11, 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/ysy2sm637rxugty6tyia5/November-11-2023\\_Regular-Mtg\\_AM.mp3?rlkey=hnck162gogp1ajflk9vjn80z9&dl=0](https://www.dropbox.com/scl/fi/ysy2sm637rxugty6tyia5/November-11-2023_Regular-Mtg_AM.mp3?rlkey=hnck162gogp1ajflk9vjn80z9&dl=0)

*The recording position for the start of each agenda item and vote is highlighted in yellow.*

**CALL TO ORDER:** Vice President Brad Fowler called the meeting to order at 11:09 a.m. 00:03

**DETERMINATION OF QUORUM:** Present were: Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Member Dennis Roberts. Member Rachel Grasmick attended virtually via the internet. Member Bill Brassfield and President Lowell Kindschy were absent excused. Also present was legal counsel Jacob With. 00:10

**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).* 00:42

**CLOSE EXECUTIVE SESSION:** The session ended at 12:56 p.m.

**LUNCH BREAK**

**AFTERNOON OPEN SESSION – 1:00 PM**

This session was digitally recorded and owners may access the audio file at:

[https://www.dropbox.com/scl/fi/sg0m9nk7e8bp2pajorcfn/November-11-2023\\_Regular-Mtg\\_PM.mp3?rlkey=8n49avqwf6g5ggjs4yru1jxr&dl=0](https://www.dropbox.com/scl/fi/sg0m9nk7e8bp2pajorcfn/November-11-2023_Regular-Mtg_PM.mp3?rlkey=8n49avqwf6g5ggjs4yru1jxr&dl=0)

*The recording position for the start of each agenda item and vote is highlighted in yellow.*

**CALL TO ORDER:** Fowler called the meeting to order at 1:00 p.m. and recognized all military veterans present as it was Veterans Day. Our community thanks them all for their service to our nation. 00:02

**PLEDGE OF ALLEGIANCE:** Fowler led the owners in the Pledge of Allegiance. 00:37

**DETERMINATION OF QUORUM:** All officers and members from the morning session with the exception of Grasmick were again present as was legal counsel Jacob With. The previously determined quorum remained. 01:13

About 12 owners were also in attendance.

**ADDITION/DELETIONS TO POSTED AGENDA:** None

**EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS:** Fowler 01:50



**APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON SEPTEMBER 16, 2023 & SPECIAL BOARD MEETING HELD ON OCTOBER 21, 2023:**

**Vote – approve regular & special meeting minutes:** Motion by Dalton, seconded by Roberts - Unanimously approved. **02:38**

**APPROVAL OF FINANCIAL REPORTS:**

**Vote - accept draft financial reports for September & October 2023:** Motion by Harris, seconded by Dalton - Unanimously approved. **03:58**

**OWNER COMMENTS:** None

**BOARD ACTION:** **05:47**

**Vote – to affirm Board of Director candidates to succeed their seats for the 2024-26 term per Bylaws Section 2.5-D & 3.5.**

1. Brad Fowler - Approved. Fowler abstained.
2. Bill Brassfield - Unanimously approved.

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. Report and review of Action Without Meetings (AWM) held between July 15, 2023 meeting until present date – Fowler **07:40**
  - a. AWM – September 28, 2023 - vote to amend the dues increase resolution of September 16, 2023 to comply with regulations and covenants. A vote in favor of this resolution will delete the recommendation for 'up to \$20 per year in 2005, 2006, 2007 based on financial review and Colorado CPI'. The recommendation for an increase to \$624 will be all that the owners will vote upon. – Roberts, Brassfield & Fowler – Yes - Harris, Grasmick – No - Dalton objected to AWM, Special Meeting scheduled.  
**\*\* Replacement motion passed at October 21, 2023 Special Board Meeting – see Draft Minutes\*\***
- 2) Proposed annual assessment increase (*Quarterly Dues*) – Dalton **09:14**
  - a. **Vote - to approve the edited format of ballots and the letter from Board of Directors to accompany ballots plus a mailing date of November 17, 2023 and a ballot return date of January 17, 2024** - motion by Roberts, seconded by Harris – Unanimously approved. **29:40**
  - b. **Vote - to approve authorizing Law of the Rockies to facilitate the election by mailing ballots and receiving returns** - motion by Roberts, seconded by Harris – Unanimously approved. **31:10**

**COMMITTEE REPORTS:**

1. Communications – Dalton **31:32**
2. Design Review Committee – Joanie Thompson **32:40**
3. Forest Management - Harris **35:30**
4. Heavy Equipment/Maintenance – Fowler **39:31**
5. Patrol – Leonard Wasilewski **42:49**
6. Election Committee – Bridget Isle **46:49**

**\*\*Discussion regarding owner question regarding options if the proposed assessment increase fails to pass, the impact of short term rentals (AirBnB, VRBO) and legal options to regulate them. **47:12****



**REPORTS FROM OTHER ENTITIES:** 01:07:21

1. Arrowhead Snowmobile Club – White Elephant at Arrowhead Mountain Lodge on Wednesday December 29<sup>th</sup>. The 2024 Poker Run is scheduled for February 24.

**OWNER ANNOUNCEMENTS AND COMMENTS:** None

**BOARD ANNOUNCEMENTS:** 01:01:13

1. Street legal vehicles, snowmobiles, tracked UTVs and cargo trailers may be parked in the designated areas at the Winter Parking Lot. Please line up vehicles with appropriate cones since there needs to be room for heavy equipment to periodically clear snow from the lot. Diesel parking spaces are full.
2. The AIA designated close date of the 2023 camping season and the Horse Corrals is Monday November 20, and is dependent upon continuing dry weather and road conditions. Early significant snowfall could require filing road closure earlier. Owners should monitor weather forecasts, the AIA and CDOT websites and plan accordingly.

**ADJOURNMENT:** Motion by Dalton, seconded by Roberts – Unanimously approved. 01:08:56

The meeting adjourned at 2:10 pm.

Submitted by:

**KEITH DALTON**

**Secretary/Member**

**AIA Board of Directors**

11/17/2023

**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.**