



**DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, November 12, 2022
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/s/7w776f7eyw3wdbu/November%2012%2C%202022_Regular%20Mtg_AM.mp3?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 9:03a.m.

DETERMINATION OF QUORUM: Present were: 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. 00:23

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)).* 00:48

CLOSE EXECUTIVE SESSION: The session ended at 11:35 a.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/s/dkdihnipu1el63n/November%2012%2C%202022_Regular%20Mtg_PM.mp3?dl=0

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

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

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:40

DETERMINATION OF QUORUM: All officers and members from the morning session were again present. As was legal counsel Jacob With. The previously determined quorum remained. 01:07

10 owners were also in attendance.

ADDITION/DELETIONS TO POSTED AGENDA: None.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 02:00

APPROVAL – MINUTES OF REGULAR BOARD HELD ON SEPTEMBER 17, 2022:

Vote – approve regular meeting minutes: Motion by Dalton, seconded by Roberts - Unanimously approved. 02:55



REVIEW OF FINANCIAL STATEMENTS:

Harris presented an unaudited Profit & Loss statement for the months of January through September 2022. She also reported current account balances since full financial statements were not available due to accounting software problems. 03:55

OWNER COMMENTS: None

BOARD ACTION: 06:05

Vote - affirm Board of Director candidates to succeed their seats for the 2023-25 term per Bylaws Section 2.5-D.

1. Rosanna Harris - Motion by Dalton, seconded by Roberts - Approved. Harris abstained.
2. Rachel Grasmick - Motion by Dalton, seconded by Fowler - Unanimously approved.
3. Dennis Roberts - Motion by Dalton, seconded by Harris - Approved. Roberts abstained.

OLD BUSINESS:

1. **Vote – adopt second Amendment to AIA Regulations pursuant to posted Resolution including Exhibit ‘A’ - Motion by Roberts, seconded by Dalton - Unanimously approved. 08:20**
*** Required amendments to AIA regulations as a result of Colorado House Bill 22-1137***

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between September 17, 2022 meeting until present date – Kindschy 10:20
 - a. AWM – September 21, 2022 - vote to approve request by owner for an exemption to allow a third RV on the site at 127 Ridge Road for three days, September 30 - October 1 – Unanimously approved.
 - b. AWM – October 07, 2022 - vote to exercise the association’s option to purchase under its rental agreement with Honnen Equipment Co. for the 544L Loader for the purchase price of \$99,000.00 – Unanimously approved.
2. **Vote – approve \$999 annual contribution to Arrowhead Fire Protection District - Motion by Harris, seconded by Roberts - Unanimously approved. 10:50**

COMMITTEE REPORTS:

1. Communications – Dalton 16:10
2. Design Review – Joanie Thompson 19:20
3. Forest Management – No report
4. Heavy Equipment – Fowler 20:17
5. Arrowhead Patrol – Fowler 33:15
6. Election Committee – No report

REPORTS FROM OTHER ENTITIES:

1. AFPD/AVFD – Steve Gauthier 39:35 & 46:20 ***Annual AVFD Christmas Party information***

OWNER ANNOUNCEMENTS AND COMMENTS:

1. Arrowhead Snowmobile Club – Joanne Thompson 37:27



BOARD ANNOUNCEMENTS: 44:19

1. The AIA designated closure of the 2022 camping season is Monday November 21st and the Horse Corrals must be vacated by the same date. *This date is dependent upon continuing dry weather and road conditions. Early significant snowfall could require closure earlier.* Owners should monitor weather forecasts, the AIA and CDOT websites and plan accordingly.
2. Arrowhead Patrol will NOT “run” driveways (breaking trail) upon request this coming winter, as it has done in the past. See the AIA website for additional information:
https://www.arrowhead1.org/files/ugd/673d36_0c8b1e99aad14a9999788758c308faf8.pdf

ADJOURNMENT:

Motion by Dalton, seconded by Roberts - Unanimously approved. 48:24

The meeting adjourned at 1:49 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

11/26/2022

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.