



**DRAFT MINUTES**  
**ARROWHEAD IMPROVEMENTS ASSOCIATION**  
**REGULAR BOARD MEETING**  
**Saturday, September 17, 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/82kg7cbz0yekyeb/September%2017%2C%202022\\_Regular%20Mtg\\_AM\\_1.mp3?dl=0](https://www.dropbox.com/s/82kg7cbz0yekyeb/September%2017%2C%202022_Regular%20Mtg_AM_1.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 9:00a.m.

**DETERMINATION OF QUORUM:** Present were: Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, and Members Rachel Grasmick and Dennis Roberts. Member Bill Brassfield and Secretary Keith Dalton were absent excused. Also present was legal counsel Jacob With. **00:30**

**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)).* **00:58**

**CLOSE EXECUTIVE SESSION:** The session ended at 11:02 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/vpil0a0xgm5c6z9/September%2017%2C%202022\\_Regular%20Mtg\\_PM.mp3?dl=0](https://www.dropbox.com/s/vpil0a0xgm5c6z9/September%2017%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:** President Kindschy called the meeting to order at 1:00 p.m.

**ADDITION/DELETIONS TO POSTED AGENDA:**

Additions:

New Business #2 – Hire Patrol Lead

New Business #3 – Purchase of used wheel loader for Heavy Equipment program

Changes:

New Business #2 becomes #4 – Set 2023 Board Meeting dates

New Business #3 becomes #5 – Set date for close of camping season and horse corral use **01:05**

**PLEDGE OF ALLEGIANCE:** Kindschy led the owners in the Pledge of Allegiance. **01:30**

**DETERMINATION OF QUORUM:** All officers and members from the morning session were again present. The previously determined quorum remained. **02:13**

Two owners were also in attendance.



**EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS:** Kindschy 03:00

**APPROVAL – MINUTES OF REGULAR BOARD MEETING & ANNUAL OWNERS MEETING HELD ON AUGUST 20, 2022:**

**Vote – approve regular meeting minutes:** Motion by Roberts, seconded by Harris - Unanimously approved.

**Vote – approve annual owners meeting minutes:** Motion by Grasmick, seconded by Fowler - Unanimously approved.

04:10

**REVIEW OF FINANCIAL STATEMENTS:**

Harris reported that owner account transitions and accounting updating from Toad Property Management to Assurance HOA Management continues. Assurance expects to complete the process by October 15<sup>th</sup>. After review, restated financial reports will be posted to the AIA website. An Eblast email will be sent to announce when those reports are posted for owners to view. Approval for these restated 2022 financial reports is expected to take place at the November regular board meeting. 06:35

**OWNER COMMENTS:** None.

**OLD BUSINESS:**

1. Required amendments to AIA regulations as a result of Colorado House Bill 22-1137 - With 08:50
2. **Vote to adopt a Third Emergency Resolution to temporarily amend the 2022 AIA Regulations to ensure legal compliance while permanent amendments are discussed, published and ultimately voted on as required by Article 12, section 6.** - Motion by Harris, seconded by Fowler - Unanimously approved 15:20

**NEW BUSINESS:**

1. Report and review of Action Without Meetings (AWM) held between August 20, 2022, meeting until present date – Kindschy 16:30
  - a. AWM – August 30, 2022 – vote to impose the fine of \$150.00 against owner of 180 Ridge Road based on the violations alleged in the attached complaint (*Art. 6, sect. 6, unrestrained/uncontrolled dog*) as violations that threaten public safety or health after all applicable notices and opportunities for cure and a hearing as provided in the Regulations – Majority approved – 6 approved, Dalton – no response.
  - b. AWM – August 30, 2022 – vote regarding shed build violation at 511 Crest Drive. The action to be taken is to send a Cure Notice along with a letter from DRC Manager Joanie Thompson suggesting a new permit application as a 'Cure'. The imposition of the fine of \$150.00 based on the violation will follow after all applicable notices and opportunities for cure and a hearing as provided in the Regulations have been exhausted - Majority approved – 6 approved, Dalton – no response.
  - c. AWM – August 30, 2022 – Vote to grant permission for the third RV for ten days (Sept. 02-11) at 127 Ridge Road pursuant to AIA Regulations - Article 2. , section 2. (G) - Majority approved – 6 approved, Dalton – no response.
2. **Vote to hire Leonard Wasilewski as Arrowhead Patrol Lead** – Motion by Fowler, seconded by Grasmick - Unanimously approved 18:00
3. **Vote to rent with option to purchase the John Deer 544 loader and all associated equipment, such as bucket, blade, hydraulics, together with any included warranty, and delivery all of which together, if purchased today, would not exceed \$230,000 it being expected that ultimately the association will likely exercise its option to**



**purchase all of this equipment, rights and services** - Motion by Fowler, seconded by Roberts - Unanimously approved **19:04**

4. Set 2023 Regular Board Meeting dates - Kindschy **23:10**
  - a. January 21, 2023
  - b. March 18
  - c. May 20
  - d. July 15
  - e. August 19 - *Annual Owners Meeting*
  - f. September 16
  - g. November 11
  
5. **Vote to designate November 21, 2022 (*weather permitting*) as close of Camping Season & closure date for use of the Horse Corrals** – Motion by Roberts, seconded by Fowler - Unanimously approved **24:32**

**COMMITTEE REPORTS:**

1. Communications – Grasmick **27:30**
2. Design Review – Joanie Thompson **28:05**
3. Forest Management – Cory Huggard **28:55**
4. Heavy Equipment – Fowler **31:54**
5. Arrowhead Patrol – Leonard Wasilewski **34:44** **NOTE-Considering NOT running driveways this Winter** **35:58**
6. Election Committee – Kindschy **41:36**

**REPORTS FROM OTHER ENTITIES:** None

**OWNER ANNOUNCEMENTS AND COMMENTS:** None

**BOARD ANNOUNCEMENTS:** **43:10**

1. Street legal vehicles, snowmobiles, tracked UTVs and cargo trailers may be parked in the designated areas at the Winter Parking Lot after Friday October 15.
  
2. Filings roads and all Common Areas are for Owner and Guest use. A portion of all driveways cross the Common Area. Once a driveway crosses any site boundary it becomes private property. As such, they are not for tours and/or site seeing, and are considered trespassing. ***All Owners and the Owner's guests are required to know the boundaries of the Common Areas prior to making use of those Common Areas so as to avoid any inadvertent trespassing on any Site.*** Patrol asks that you please respect owners' private property and DO NOT TRESPASS!! ***\*\* Regulations Article 3, section 2) f. - Page 10***

**ADJOURNMENT:**

Unanimously approved. **50:40**

The meeting adjourned at 1:51 pm.

Submitted by:

**KEITH DALTON**

**Secretary/Member**

**AIA Board of Directors**

09/20/2022



**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.**