



APPROVED MINUTES  
ARROWHEAD IMPROVEMENTS ASSOCIATION  
REGULAR BOARD MEETING  
SATURDAY, JULY 18, 2026  
OPEN SESSION: 9:00AM - EXECUTIVE SESSION - OPEN SESSION: 2:00 PM  
ARROWHEAD MOUNTAIN LODGE

**MORNING OPEN SESSION - 9:04AM**

CALL TO ORDER: Deb Hoven, President called the meeting to order at 9:04AM

DETERMINATION OF QUORUM: Present: President Deb Hoven; Vice President Rachel Grasmick (virtually); Treasurer Warren Gore; Secretary Mike Wilson; Leilani Pacheco-Nichols; Bill Brassfield (virtually) and Dennis Roberts. Also present: Tess Peterson, General Council (virtually).

**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

GUEST SPEAKERS: Multiple speakers provided an update and information about the Gold Mountain and Elk fires. Representatives from Gunnison County's Emergency Management Office also were present to talk about emergency communications and resources. The first speaker was Ms. Shawna Hartman, Public Information Officer, Rocky Mountain Team 2, Gold Mountain fire. Her introduction was partially cut off at the beginning of the recording,

*The speakers were digitally recorded as a service to owners unable to attend. The audio file is available at:*  
[https://www.dropbox.com/scl/fi/b6rur1u0jrk5cl6y3meog/260718\\_Presentation.mp3?rlkey=me0u750cf3pgqsk1bs8s1mcy&st=hcxob3pk&dl=0](https://www.dropbox.com/scl/fi/b6rur1u0jrk5cl6y3meog/260718_Presentation.mp3?rlkey=me0u750cf3pgqsk1bs8s1mcy&st=hcxob3pk&dl=0)

Unfortunately, time constraints prevented Ms. Hannah Cranor-Kersting, Gunnison County Director, CSU Extension to present an update on existing invasive vegetation and new species arriving in Gunnison County.



## AFTERNOON OPEN SESSION – 2:24 PM

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

[https://www.dropbox.com/scl/fi/38hgn7m36op6fr6fcr4w5/260718\\_OpenSession.mp3?rlkey=n7qn58il9jmkszypgsfesm8d&st=yuo2xvbb&dl=0](https://www.dropbox.com/scl/fi/38hgn7m36op6fr6fcr4w5/260718_OpenSession.mp3?rlkey=n7qn58il9jmkszypgsfesm8d&st=yuo2xvbb&dl=0)

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

## PLEDGE OF ALLEGIANCE – Deb Hoven

## RETURN TO ORDER AND DETERMINATION OF QUORUM – 00:32

Present: President Deb Hoven; Vice President Rachel Grasmick (virtually); Treasurer Warren Gore; Secretary Mike Wilson; Leilani Pacheco-Nichols; Bill Brassfield (virtually); and Dennis Roberts. Also present: Tess Peterson, General Council (virtually).

## ADOPTION OF AGENDA WITH ANY ADDITIONS AND/OR DELETIONS – 00:51 Deb Hoven

Addition to New Business agenda topic: Election Buddy software

## PRESIDENT’S MESSAGE – 02:16 Deb Hoven

In addition to sharing there was an Executive Session, the President addressed the challenges the HOA and community face, including long-term sustainability and the need to establish and achieve long-term goals. There are limited funds and it is critical to prioritize critical activities. Also, unanticipated expenses such as major equipment repairs and increased fuel costs strain the budget. AIA is the largest HOA in Gunnison County and faces unique challenges and liability because of its size and location.

### Highlights:

- Seeking community support for necessary changes and improvements.
- Need to ensure HOA processes are current and consistent with State requirements. The governing documents need to be updated to ensure compliance with current standards.
- We have two positions on the board that will be up for election this year. Candidates will be solicited and owners are sought that are willing to undertake the challenges that AIA faces.
- Dust mitigation update: A survey was distributed to get community feedback. Please complete it.
- Official complaint process: There are both an informal and a formal complaint policy process. The latter needs to be submitted in writing or emailed to the AIA board before it can be acted upon.
- Fire mitigation long-range planning: Recent events have highlighted the urgency to address the fire risk presented by dead or dying trees and dense undergrowth, especially on the 1,500 acres of AIA common areas in and surrounding the community. One cost estimate to completely mitigate the AIA common land ranged as high as \$3 million. This would be a one-time effort and not even address the need for ongoing mitigation in future years. The amount is obviously cost prohibitive, but an affordable and less comprehensive approach needs to be developed and made a priority.
- Speed in neighborhood: Signage (including driver feedback/radar signs) and speed bumps are under consideration.
- Summer fire risk considerations: Stage 2 fire restrictions are in effect. This includes no open burning or outdoor smoking. Violations should be communicated to the Gunnison County Sheriff and they will handle enforcement.



## APPROVAL OF MINUTES FOR REGULAR BOARD MEETING HELD ON MARCH 21, 2026

– 16:54 President

Motion for approval: Pacheco-Nichols; Second: Wilson

Approved without revision by unanimous vote

## REPORT ON AND ACCEPTANCE OF MARCH, APRIL, MAY, AND JUNE 2026 FINANCIAL REPORTS –

18:36 Warren Gore, Treasurer

Highlights: Record year of ownership transfers; thirty-four YTD and up to twelve more currently pending. In March there was a \$13k expense for a grapple for one of the front-end loaders. In April a new Outreach truck was acquired for about \$40k to allow the old truck transferred to Forestry. In June, a \$70k repair was required for the road grader. The grapple and truck were paid with carry-over funds from the prior year. The grader repair cost had to come from operating reserve accounts.

Motion for approval: Roberts; Second: Wilson

Accepted by unanimous vote.

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

None

## OLD BUSINESS

1. Vote to adopt revised AIA winter vehicle regulations – 23:46 Deb Hoven

The proposed revision to the regulations were previously posted and published (for over 90 days) and were also included in the meeting package. The revisions were vetted and comments accepted for several months. A non-owner request to make comments prior to the vote was denied. The revised regulations were approved.

Motion for approval: Gore; Second: Pacheco-Nichols

Approved without changes by unanimous vote

## NEW BUSINESS

1. Approval Without Meeting (AWM) Overview – 24:40 Deb Hoven

- Rental of bulldozer to perform dirt work for Forest Refuse Site
- Purchase of 2026 Chevrolet Colorado for Outreach
- Authority to approve Nucla-Naturita Telephone Company MOU related to fiber optic installation
- Grader repair authorization
- Authorized special events
  - Fourth of July Picnic
  - Fundraiser concert at Firehouse on August 8, 2026
  - Backyard concert on August 23, 2026
- Temporary suspension of Arrowhead fire pit approvals
- Multiple requests to approve extra RV/camper
- Personnel/employment related approvals (Confidential)

Motion to accept 26:00: Pacheco-Nichols; Second: Wilson

Accepted by unanimous vote

2. Road maintenance plan for the Summer – 26:17 Dennis Roberts  
All Filing Roads were recently graded and will continue to be graded as rain/moisture permits. Water required is currently limited. Planned gravel purchases will be suspended for this summer and funds will be utilized for fire mitigation of forests on common land. There was a question from audience regarding the possible use of wood chips on roads.
3. Presentation of 2027 Draft Budget – 29:27 Warren Gore
  - Owners are encouraged to email Warren Gore and the Board with comments or suggestions.
  - Seeking at least one independent owner to participate in the final 2027 review and budget meeting.
  - Income from dues up from prior year due to last year of dues increase coming into effect.
  - Legal expenses are anticipated to increase as Regulations and By Laws continue to be reviewed and revised.
  - Forest Manager and assistants' compensation increasing
  - Employee cost of living adjustments
  - Common area forest mitigation projects and the wood chipper increasing expenses
  - Road materials budget to increase to about \$50k. These expenses are estimated and will be reallocated as necessary to other priorities if there is a surplus.
  - Plan to continue to build capital reserve fund.
  - Need comprehensive plan for common area and boundary area forest mitigation. Based on rough estimates the cost to do a one-time complete mitigation would exceed \$3 million, which is recognized as neither practical or viable. Nevertheless, funds will need to be allocated to address the areas of greatest risk. Some forest mitigation efforts may be necessary during the winter.
  - Need leadership to be on the Board to tackle the many financial challenges and other priorities facing AIA. Please consider running for the Board if willing to make the commitment required.
4. Election Buddy Software – 46:00 Mike Wilson
  - Transitioning to an electronic voting system will yield significant savings.
  - Owner emails are required in order to receive a secure ballot. Letters were sent to owners that did not have an email on file.
  - Need membership for the Election Committee. Please contact the board if interested in participating. Committee members will help ensure the integrity of the election process.

Motion to adopt Election Buddy software and services 51:03  
Motion to adopt: Pacheco-Nichols; Second: Gore  
Approved by unanimous vote

#### COMMITTEE REPORTS:

1. Communications – Stacey Paznokas 51:20
  - Owner Info PDF & website changes  
Updating website to make it more user friendly and improved for mobile device, especially for viewing the cameras. Provide easier access to relevant information such as the status of the Filing Roads in the winter, the status of the forest refuge site, and the current fire stage in effect. Once the owner info work is completed, work on a one-page PDF for guests and the addition of a corresponding page on the AIA website will commence. A site with information related to emergency communications will be added.

- Dust Mitigation Survey

The preliminary results from Dust Mitigation Survey were provided to the BOD with 162 responses as of July 16. The deadline to complete the survey is September 30th. Reminders will be sent out to owners via blast emails and Facebook posts.

- August/September '26 Smoke Signals

Reminder that all advertising orders are due on July 20th and all articles and announcements are due by Thursday, July 23rd.

- New Advertising Program Recommendation for October Implementation

After many months, the recommendation is ready for BOD review, input, and approval.

2. Design Review Committee – **56:19** Leilani Pacheco-Nichols

- Double check with DRC if planning new construction or improvements

- YTD permits: 4 sheds; 2 garages; 1 cabin remodel; 1 cabin; 2 septic systems; 6 driveway and RV pads; 2 solar panel installs; 1 utility install.

- Also suggest calling Gunnison County since permit requirements can change

3. Forest Management – **57:36** Jim Gelsomini

- Chipping program update: New chipper is loud, so early morning use will be minimized. One more week is scheduled in August. Additional days may be added depending on the status of the forest refuse site.

- Please drop off forest refuse on or by the existing pile. The separate location for logs will no longer exist due to space constraints. Place logs on the pile.

- The pile this year is anticipated to exceed last year and be around 300,000 cubic feet in size.

- Forest refuse site is likely to close in late August or early September.

- Beatle and thistle information shared. Responses were provided to several questions.

4. Heavy Equipment/Maintenance – **1:09:46** Dennis Roberts

- Previously discussed information related to heavy equipment. There was a windshield replacement on the old loader. Tire replacement completed on the water truck.

- Modifications completed to forestry truck. The water truck's tank was repaired and now can be left full so it is available to the fire department.

- There are no plans to replace or upgrade the groomer at this time. A capital expenditure greater than \$100k requires a community vote. Leasing may be an option.

- Numerous owner comments, questions, and responses to a variety of finance related topics were discussed.

5. Outreach – **1:19:20** Leonard Wasilewski

- Two openings exist in Outreach and an application for a position can be submitted. Contact Leonard for information.

- There was a dog issue earlier this summer. Please maintain control of dogs, especially with young wildlife in the area.

- NNTC is doing fiber optic installation. It will likely be a three-year project over the summer seasons. A staging area for NNTC materials and equipment exists near Crest and Rim for this year.

- Remember the upper Alpine is closed due to fire activity. Do not pass closed gates or go on closed roads.

- A new Outreach employee will begin their training.

- Fish update: Decision made to not do second fish stocking due to low water levels.



6. AIA Rental Property Committee (renamed to Guest Committee) – 1:30:08 Erica Thomas, Chair
  - Nine current members meeting roughly every two weeks.
  - Short-term renters (STR) list being compiled.
  - Gunnison County working on regulations, but there has been limited progress.
  - Some of the tentative County's proposals were shared.
  - Scope now includes unaccompanied guests or family, including short-term renters.
  - Renting of individual rooms vs an entire cabin has been raised as a concern.
  - Outreach being requested to track and categorize calls.
  - Modernization of contact information for Outreach. Replace registration boxes at entrances with on-line tool(s) being assessed.
7. Dust Mitigation Committee – 1:40:31 Ken Harbert
  - Owners encouraged to complete the community survey.

REPORTS FROM OTHER ENTITIES: 1:43:21

1. Arrowhead Fire District
  - Seeking candidates for the Board. One open position.
  - Neon Sky will be giving a performance as a fundraiser for the Fire Department on Sat., August 8
  - Ticket sales on-line. Funds will be used to help purchase water storage tanks in Arrowhead.

BOARD ANNOUNCEMENTS: 01:45:08 – Deb Hoven

1. Owners interested in serving on the Election Committee should contact the Board or Leilani Pacheco-Nichols. Some expectations/activities were shared for the Committee members.
2. Reminder: Annual Owners Meeting scheduled August 15, 2026.

BOARD MEMBER CLOSING REMARKS

None.

OWNER ANNOUNCEMENTS AND COMMENTS:

None.

ADJOURNMENT 1:48:55

Meeting adjourned at approximately 4:13 PM.

Mike Wilson  
2026 AIA Secretary  
07/28/2026