



DRAFT MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
SATURDAY, MARCH 21, 2026
OPEN SESSION: 9:00AM - EXECUTIVE SESSION - OPEN SESSION: 1:00 PM
ARROWHEAD MOUNTAIN LODGE

MORNING OPEN SESSION - 9:04AM

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

[https://www.dropbox.com/scl/fi/mclo0jdug43a48av0idi4/260321_am.m
p3?rlkey=9kg4rak1tup6ycanyrtoqdyah&st=xtidi7vud&dl=0](https://www.dropbox.com/scl/fi/mclo0jdug43a48av0idi4/260321_am.m?p3?rlkey=9kg4rak1tup6ycanyrtoqdyah&st=xtidi7vud&dl=0)

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

CALL TO ORDER: **00:01** - Deb Hoven, President called the meeting to order at 9:08AM

DETERMINATION OF QUORUM: President Deb Hoven; Vice President Rachel Grasmick; Directors Warren Gore, Leilani Pacheco-Nichols (virtually), Bill Brassfield, Dennis Roberts, and Mike Wilson. 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

AFTERNOON OPEN SESSION – 1:03 PM

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[https://www.dropbox.com/scl/fi/iy4rj3qz9to9ocdatnf55/260321_pm.m
p3?rlkey=8pkcc9wzccjj6yjcboxapc80y6&st=z5adr5mt&dl=0](https://www.dropbox.com/scl/fi/iy4rj3qz9to9ocdatnf55/260321_pm.m?p3?rlkey=8pkcc9wzccjj6yjcboxapc80y6&st=z5adr5mt&dl=0)

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PLEDGE OF ALLEGIANCE – President Deb Hoven

RETURN TO ORDER AND DETERMINATION OF QUORUM – **00:24**

Present: President Deb Hoven; Vice President Rachel Grasmick; Directors Warren Gore, Leilani Pacheco-Nichols (virtually), Bill Brassfield, Dennis Roberts, and Mike Wilson.



ADOPTION OF AGENDA WITH ANY ADDITIONS AND/OR DELETIONS – President Hoven
Adopted with no changes

EXPLANATION OF MORNING EXECUTIVE SESSION – 00:53 President Hoven

- Overview of update to governance documents
- Clarification that a community vote is only required for changes to the AIA Covenants
- Regulation changes are a Board vote
- In November of 2025 changes were made to streamline processes to update governance documents and enable electronic communications and future electronic elections

APPROVAL OF MINUTES FOR REGULAR BOARD MEETING HELD ON JANUARY 17, 2026
– 05:34 President

Motion for approval: Gore; Second: Brassfield

Approved without revision by unanimous vote

REPORT ON AND ACCEPTANCE OF JANUARY & FEBRUARY 2026 FINANCIAL REPORTS –
06:16 Warren Gore, Treasurer

Highlights: Capital and Operational reserves higher than this time last year. Grapple for loader was paid in January with delivery scheduled on Monday 3/23. Progress continues in reducing accounts receivable for outstanding dues.

Motion for approval: Grasmick; Second: Roberts

Approved by unanimous vote.

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

None

OLD BUSINESS

1. AIA winter vehicle regulations update
 - a. Process and general timing –10:01 Deb Hoven
 - b. Vote for adoption of final regulation will be at May meeting
 - c. Feb. 18th was last published version – 11:30 Warren Gore
 - d. Summary: likely elimination of hp and engine cc limit, but will still include a weight and width restriction and only allow off-highway vehicle (OHV) use on Filing Roads
2. Public comments on topic 12:52
 - a. John Huff – Read copy of email previously provided to the Board along with some additional addendums
 - b. Jim Gelsomini – question regarding elimination of a horsepower limitation
 - c. Jennifer Bonner– rebuttal to prior comment regarding street-legal vehicle: expressed concern about user responsibility
 - d. General comments by multiple people about speeds and user accountability
 - e. Jim VanKirk – request to keep changes simple and be aware of impact of changing technology; not allow vehicles licensed for highway use; consider grandfathering some vehicles
 - f. Jeff Wolkert – questioning vandalism claim; support for last published regs
 - g. Yvonne Reed – ATV speeds can be regulated by robot and speed sensors

- h. Jonnie Thompson – concerns about speed, safety, and operator responsibility; concerns about modified street-legal vehicles
- i. Mike Wilson – shared personal decision not to put tracks on a street-legal vehicle
- j. Shoutouts to personnel responsible for grading and road maintenance

NEW BUSINESS

1. Need for new winter groomer – 43:10 Dennis Roberts
 - a. Significant downtime and maintenance
 - b. Cost prohibitive to replace groomer
 - c. Considering storage shed, lease options, and other options to decrease costs and extend the lifespan of groomer
 - d. Grooming frequency insights – 47:33 Curtis Marconnet
 - e. Groomer maintenance challenges and options
2. AIA IT support to be provided by Kirk Bonner and planned improvements– 52:05 Deb Hoven

COMMITTEE REPORTS: 53:56

1. Communications – Stacey Paznokas (unavailable) – brief comment on activities by Rachel Grasnick
2. Design Review Committee – 54:54 Joanie Thompson
 - a. March meeting included 5 applications: approved 3 sheds, 1 garage, 1 house remodel. Notice received for installation of two septic systems. Please review AIA regulation if considering changes.
 - b. Be aware that roof repairs (>25%) and roof replacement now require a Gunnison County building permit
 - c. Next meeting of Design Review is April 13, applications due to prior Friday
 - d. Be aware of Gunnison County permit requirements for sheds rules
 - With septic on a lot then a shed up to 200 sq. ft. does not require County permit, but must still be approved by the DRC.
 - All sheds >200 sq. ft. require a permit and DRC approval
 - No septic on lot, then all sheds regardless of size require a County permit and DRC approval
3. Forest Management – 58:15 Jim Gelsomini
 - a. Soil issues and other factors increase risks when cutting or trimming trees
 - b. Open fire risks increasing
 - c. Contractors available to assist with tree removal and trimming
 - d. MCH packs – March 31 deadline for orders. Estimated May 16 – June 20 distributions
 - e. Guest speaker next meeting, May 15 discussing noxious and invasive species
 - f. Description of MCH packs and ACE Cap purpose and function
 - g. Improvements to the no-stump dump may delay its opening
4. Heavy Equipment/Maintenance – 1:16:16 Dennis Roberts
 - a. Thank crew for plowing and clearing roads to open especially with little advanced notice
 - b. Evaluate roads, additional funds set aside for gravel this year
 - c. Question about ditches and culverts
 - d. Grapple to be installed on the newer loader, may be on roads early to remove trees
 - e. Caution when seeing orange trailer since loader may be nearby
 - f. Show respect for heavy equipment operators. Driving on roads before they are officially open is not allowed and will be enforced in the future.

5. Outreach – 1:21:40 Leonard Wasilewski
 - a. Earliest date in recent years to grade and open roads
 - b. Contact Outreach about lots before bringing up trailers while snow is still present
 - c. May 31 parking lot closure. All vehicles must be removed by that date.
 - d. AIA snowmobile trailer is not operational
 - e. Wildlife – bull moose and wolf sighting, and bears may be emerging. Demonstrate caution.
 - f. Camp fire permits still required each year. Camp fires are permitted, not bonfires.
6. Elections Committee – 1:26:04 Leilani Pacheco-Nichols
 - a. Software evaluation underway for election software for on-line voting
7. Dust Mitigation Committee – 1:27:08 Ken Harbert
 - a. Evaluated multiple approaches and dust suppression products
 - b. Reducing vehicle speed would have big impact
 - c. 50 lot owners participated in previous voluntary programs
 - d. Would like to have AIA treat entire 17 miles of Filing Roads
 - e. Significant cost associated with quotes received
 - f. Numerous comments from owners in the audience
 - g. Interest in doing an owner survey to solicit level of support for various option/approaches

REPORTS FROM OTHER ENTITIES:

1. Arrowhead Nordic Trail end of season report – 1:39:54 Micha McKee
 - a. Snow conditions were challenging
 - b. Expansion across the Alpine Plateau Rd added up to 25 km on opposite side of road
 - c. Considering summer trail opportunities
 - d. Available to AIA community – membership available
 - e. Year-round signage
 - f. Description of budget, costs, funding, and maintenance
 - g. Overview of membership numbers and membership fees
 - h. Organized as a non-profit
2. Fire Department – 1:52:32 Jennifer Bonner, Chief
 - a. MCH pack installation for a donation
 - b. 2025 13 incidents down from prior year number.
 - c. Overview of incidents and training hours for responders
 - d. Gunnison County dictates any open fire restrictions – enforcement by County Sheriff with significant potential fines. Anticipate there will be restrictions.
 - e. Restrictions and the various types of restrictions will be posted and available on-line
 - f. One-time courtesy visit from fire department or Outreach, then Sheriff will be called
 - g. Cole Fresques – new Assistant Fire Chief
 - h. New signage is being considered

BOARD ANNOUNCEMENTS: 02:05:05 – Deb Hoven

1. Election committee or others interested should contact Leilani Pacheco-Nichols regarding evaluation and selection of election software.
2. Final call for owners to express interest in participating in AIA Rental Property Committee. Owners interested should email AIAowner1@gmail.com
3. Be respectful of each other and the Board who all serve strictly as volunteers.



OWNER ANNOUNCEMENTS AND COMMENTS:

None.

ADJOURNMENT 2:09:05

Mike Wilson
2026 AIA Board Member/Secretary
04/03/2026