



**APPROVED MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, August 15, 2020
ARROWHEAD FIREHOUSE PICNIC AREA**

MORNING EXECUTIVE SESSION - 9:00AM

The Board Training portion of the session was digitally recorded and owners may access the audio file at:
https://www.dropbox.com/s/l2mcu046wlomf3l/August%2015%2C%202020_Reg%20Mtg%20AM.mp3?dl=0

CALL TO ORDER: President Lowell Kindschy called the meeting to order at 9:00 a.m.

DETERMINATION OF QUORUM: Present were: President Kindschy, Vice President Brad Fowler, Treasurer Lance Lehigh, Secretary Keith Dalton and Members Rosanna Harris, Jeri Rau & Jim Matteson. A quorum was determined. Also present was AIA Legal Counsel Jacob With.

No other persons were in attendance.

BOARD TRAINING: Subject - *Enforcement of Rules and Regulations* - Kindschy

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).*

CLOSE EXECUTIVE SESSION: The session ended at 11:29a.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/76pzc9i3a24elo1/August%2015%2C%202020_Reg%20Mtg%20PM.mp3?dl=0

Note: 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. 00:05

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:15

DETERMINATION OF QUORUM: All officers, members and counsel were again present. A quorum was determined. 00:37

About 40 owners and 4 program managers were also in attendance.



ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: 00:47

Correction - New Business: 1.a.– AWM was to approve volunteer for Elections Committee not DRC.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 01:24

APPROVAL - MINUTES OF REGULAR BOARD MEETINGS HELD ON JUNE 20, & JULY 18, 2020:

Vote - approve Regular Meeting minutes: Motion by Dalton, seconded by Lehigh - Unanimously approved. 02:27

REVIEW OF FINANCIAL STATEMENTS: Lehigh reported on financials from July 2020. 03:43

Vote - approve Draft Financial Reports for July 2020: Motion by Dalton, seconded by Lehigh - Unanimously approved. 11:30

OWNER COMMENTS: None

OLD BUSINESS: None

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between July 18, 2020, meeting and present date – Kindschy 12:22

July 28, 2020 - Action Without Meeting to approve Millie Fowler to serve as a volunteer on the 2020 Elections Committee. ****The AWM to approve passed – 6 in favor, 1 abstaining.*

2. Interpretation of AIA Covenants Article 4. Section 8. & AIA Regulations Article 20. Section 16.- Single Family Residence Specifications, Minimum Square Footage – “ground floor area” (Covenants) vs. “main living story” (Regulations). – Jacob With 12:40 * *this item will appear on the September Meeting Agenda*
3. 2021 Budget presentation and vote to approve – Lehigh 21:03
Vote - approve Draft Financial Reports for July 2020: Motion by Lehigh, seconded by Rau – Approved – Lehigh, Rau, Kindschy, Fowler, Dalton & Matteson . Abstained – Harris. Passed. 41:4
4. Proposal to add Board Meetings in order to eliminate gaps between October and January /January and May – Kindschy 42:15
5. Winter Parking Lot expansion issues – Fowler 45:48
6. 2020 John Krall Award – Bob Hernandez 1:02:20
**Congratulations to 2020 JKA honoree – AVFD Fire Chief Jim Gelsomini.*

COMMITTEE REPORTS: None

REPORTS FROM OTHER ENTITIES: None

OWNER ANNOUNCEMENTS AND COMMENTS: None

BOARD ANNOUNCEMENTS: 01:13:30

Arrowhead Improvements Association, Inc.
P.O. Box 83, Gunnison, CO 81230

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www.arrowhead1.org
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Improper items in and use of the AIA trash dumpster remains a problem.

ADJOURNMENT:

Vote – adjourn meeting: Motion by Lehigh, seconded by Kindschy - Unanimously approved. The meeting adjourned at 2:15 pm. 01:13:50

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

08/20/2020

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.