



APPROVED
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, January 16, 2021
ARROWHEAD MOUNTAIN LODGE

****The Board of Directors wishes to thank Arrowhead Mountain Lodge for once again hosting the Winter Board Meeting. Their continuing support of Arrowhead community functions is sincerely appreciated!*

MORNING OPEN SESSION - 9:00AM

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

https://www.dropbox.com/s/7svrbupi6besyo0/January%2016%2C%202021_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 9:00 a.m.

DETERMINATION OF QUORUM: Present were: President Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Members Jeri Rau & Rachel Grasmick. Also present was legal counsel Jacob With.
00:18

About 3 owners were also in attendance.

ELECTION OF 2021 BOARD OFFICERS: Board Officers were elected. **00:30**

- a. President – Kindschy
- b. Vice President - Fowler
- c. Secretary - Dalton
- d. Treasurer - Harris

DETERMINATION & APPOINTMENT OF 2021 BOARD LIAISONS & RESPONSIBILITIES: Board members were assigned as liaisons for the listed programs, committees and responsibilities. **02:09**

- a. Design Review Committee - Grasmick
- b. Election Committee - Dalton
- c. Communications - Dalton
- d. Forest Management - Harris
- e. Patrol - Fowler
- f. Weed Control - Rau
- g. Horse Corrals - Rau
- h. Real Estate - Rosanna
- i. Lakes & Fish - Rau
- j. Maintenance & Improvements (Heavy Equipment) - Fowler
- k. Governance - Dalton
- l. Insurance –Harris



ADDITION/DELETIONS TO AFTERNOON AGENDA: 07:44

Additions - New Business - #6 – Request to accept credit & debit cards for AIA dues payments.
#7 – Approve credit card for Fowler (Patrol & HE/Maintenance Liaison)
#8 - Vote – to fine owners for a continuing violation.

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).* 15:05

CLOSE EXECUTIVE SESSION: The session ended at 12:15 p.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/23yro36v9wtlkh/January%2016%2C%202021 Regular%20Mtg PM.mp3?dl=0](https://www.dropbox.com/s/23yro36v9wtlkh/January%2016%2C%202021%20Regular%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 1:02 p.m. 00:03

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:10

DETERMINATION OF QUORUM: All officers, members and legal counsel from the morning session were again present. A quorum was determined. 00:40

About 13 owners were also in attendance.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 00:50

1. Introduction of 2021 Board Officers & Board Liaison assignments.
2. Description of items discussed in Executive Session.

ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: 04:10 *See AM Session 07:44

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON OCTOBER 17, 2020:

Vote – approve Regular Meeting minutes: Motion by Dalton. Seconded by Harris - Unanimously approved. 06:25

REVIEW OF FINANCIAL STATEMENTS: Harris reported on financials from October, November & December 2020. 07:05

Vote - approve Draft Financial Reports for October, November & December 2021: Motion by Harris, seconded by Grasmick - Unanimously approved. 10:53



OWNER COMMENTS:

1. Lucia Lebon addressed the Board about the design approval of the completed residence at 620 Spruce. She sees the approval as a violation of the Covenants and a Board interpretation of a related Regulation as incorrect. She requests that the Board acknowledge that the structure is non-conforming and to ensure that another structure of the same configuration will not be approved by the Design Review Committee unless the Covenants are changed. *This subject will be an Agenda item for the March Regular Meeting.* 16:00

OLD BUSINESS: None.

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between September 19, 2020 meeting and present date – Kindschy 28:12
 - a. AWM - December 15, 2020 – vote to hire Jim Rau & Curtis Marconnet as employees of Arrowhead Patrol – Kindschy, Fowler, Harris, Dalton, Matteson and Grasmick approved. Rau abstained (recused). Passed.
2. Decision to conduct a procedural review or complete audit of financials in 2021. 28:44
Vote – conduct complete audit of financials – Motion by Harris, seconded by Dalton – Unanimously approved. 30:48
3. ~~**Vote – banking Resolution and signators**~~ - Resolution not required – no change in Board Officers/signators. 31:03
4. **Vote – ratify member contribution of \$108,391.57 for 2020:** \$66,391.57 to Operations Reserve - \$42,000.00 to Capital Reserve - Motion by Harris, seconded by Dalton - Unanimously approved. 35:38
5. Proposal to update Reserve Fund Study and structure. Creation of a committee approved. 36:48
6. Proposal to accept credit & debit card payments for AIA dues. *This subject will be an Agenda item for the March Regular Meeting.* 38:45
7. **Vote – approve credit card issuance to Fowler:** Motion by Harris, seconded by Rau - Unanimously approved. 43:14
8. **Vote – assign a daily fine to owners of 439 Rim for a continuing violation of AIA Regulations:** Motion by Dalton, seconded by Fowler - Unanimously approved. 44:00

COMMITTEE REPORTS:

Communications – Dalton 46:25
Design Review – Joanie Thompson 47:40
Forest Management – Harris 49:00
Heavy Equipment – Fowler 51:05
Arrowhead Patrol – Fowler 58:20
Election Committee – Dalton 1:24:30



REPORTS FROM OTHER ENTITIES: None

BOARD ANNOUNCEMENTS: 1:26:45

1. **Board of Directors seat to be filled – term expires January 2024** - It will be filled by an affirmative Board vote at the Regular Board Meeting on March 20, 2021. (*AIA Bylaws, Article I, section 3.5*). Any owner interested in serving as a Board Member, please send a letter of intent to the AIA Board of Directors at: aiaowner1@gmail.com Letters must be received by March 19th, 2021.
2. **The Little Blue Creek Canyon Project on Hwy. 50 will disrupt traffic beginning in April**, but officials at the Colorado Department of Transportation (CDOT) hope that the experienced contractor selected for the work will keep delays to a minimum. CDOT and the federal funding source, Central Federal Lands, have offered to pay the construction firm a \$100,000 bonus to complete the west end of the highway overhaul in July so that Arrowhead residents can resume normal access to Montrose on Hwy. 50. CDOT anticipates completion of the Little Blue Canyon Project by April 2023.
Information at: <https://highways.dot.gov/federal-lands/projects/co/little-blue>
<https://www.codot.gov/projects/us-50-little-blue-creek-canyon>
3. Speeding and vehicle trespass. **Speed Limit is 20mph year round, no exceptions.** Stay on marked trails and groomed filing roads. Respect private property. Violations may result in fines.
4. All owners will receive an **AIA Owner Information sheet** with their 1st Quarter Dues Statement. It is intended to be a quick reference for information that all owners should and (in most cases) are required to know. Please read, print and share with your guests and renters. The sheet includes a map of and procedures for the Winter Parking Lot and has also been posted to the AIA website here: <https://www.arrowhead1.org/copy-of-owner-information>
5. Preliminary discussion has begun between AIA and The Schultz Family Trust (*Arrowhead Mountain Lodge* proprietors) regarding the development of an all season parking lot on what is currently Commercial land.
6. A planned expansion of the existing Winter Parking Lot is currently being and will continue to be pursued.
7. Any owners with Grant writing experience willing to assist the board in that area are asked to do so.
8. The Board plans to conduct a Long Range Planning meeting this summer.
9. The management contract with *Law of the Rockies* expires in May. *This subject will be an Agenda item for the March Regular Meeting.*

OWNER ANNOUNCEMENTS AND COMMENTS:

1. Scott Coleman read a complaint letter he sent to the Board regarding a Patrol employee. 1:12:35
2. Bob Schultz addressed owners regarding the proposal regarding construction of an additional all season parking lot on a portion of Arrowhead Commercial Area land owned by the Schultz Family Trust. 1:33:09



ADJOURNMENT:

The meeting adjourned at 2:48 pm. 01:46:24

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

01/25/2021

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.