

**APPROVED**  
**ARROWHEAD IMPROVEMENTS ASSOCIATION**  
**REGULAR BOARD MEETING**  
**Saturday, January 18, 2020**  
**ARROWHEAD MOUNTAIN LODDGE**

**MORNING OPEN SESSION - 9:00AM**

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

[https://www.dropbox.com/s/ac49s4a18i0xvl4/January%2018%2C%202020 Regular%20Mtg-AM.mp3?dl=0](https://www.dropbox.com/s/ac49s4a18i0xvl4/January%2018%2C%202020%20Regular%20Mtg-AM.mp3?dl=0)

*Note: The recording position for the start of each Agenda Item and Vote is highlighted in yellow.*

**CALL TO ORDER AND DETERMINATION OF QUORUM:** Keith Dalton (2019 Board Secretary) called the meeting to order at 9:00am. **00:10**

Present were: Dalton, members Lowell Kindschy, Jim Matteson and Brad Fowler. A quorum was determined. Also present were newly elected members Rosanna Harris, Lance Lehigh, Jeri Rau and AIA legal counsel Jacob With.

Eight owners were in also attendance.

**SWEARING IN OF NEW AIA BOARD MEMBERS:** Dalton presented to Harris, Rau and Lehigh the AIA Board Member Pledge. The pledge was read aloud all three agreed to the requirements and signed a copy to be retained by the AIA office. **00:20**

**ELECTION OF 2020 BOARD OFFICERS:** The Board elected 2020 Board Officers by vote. **02:00**

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

**DETRMINATION & APPOINTMENT OF 2020 BOARD LIAISONS & RESPONSIBILITIES:** Board members were assigned as liaisons for the listed programs, committees and responsibilities. **05:27**

- a. Design Review Committee - Fowler
- b. Election Committee - Dalton
- c. Communications - Dalton
- d. Forest Management - Harris
- e. Patrol - Fowler
- f. Weed Control - Rau
- g. Horse Corrals - Fowler
- h. Real Estate - Lehigh

- i. Lakes - Kindschy
- j. Maintenance & Improvements - Matteson
- k. Governance - Dalton
- l. Insurance - Lehigh

**CLOSE MORNING SESSION:** Session ended at 9:15 am. 15:05

**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:** Session ended at 11:40 am.

LUNCH BREAK

**AFTERNOON OPEN SESSION – 1:00 PM**

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**RETURN TO ORDER:** President Lowell Kindschy called the meeting to order at 1:00 p.m. 00:06

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

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

00:50

About three dozen owners were also in attendance.

**ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA:** None 00:54

**EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS –** Kindschy 01:10

**INTRODUCTION OF 2020 BOARD OFFICERS AND LIAISONS:** Kindschy identified the Board Member assigned to each position as determined in the Morning Session. 01:35

**APPROVAL OF THE MINUTES OF REGULAR BOARD MEETING HELD ON OCTOBER 19, 2019:**

Dalton 06:06

**Vote - approve Regular Meeting minutes:** Motion by Dalton, seconded by Matteson. Unanimously approved.

**REVIEW OF FINANCIAL STATEMENTS:** Kindschy (2019 Treasurer) reported on financials from October, November and December 2019. 06:55

**Vote - approve Draft Financial Reports for October, November and December 2019:** Motion by Kindschy, seconded by Matteson. Unanimously approved.

**OWNER COMMENTS:** None 14:12

**OLD BUSINESS:**

1. **Vote to approve a RESOLUTION FOR AMENDMENT TO REGULATIONS ADOPTED JUNE 22, 2019 (increasing maximum shed size from 200sf to 350 sf):** Motion by Dalton, seconded by Fowler. Yes – Kindschy, Fowler, Dalton, Lehigh & Rau. No – Matteson & Harris. 5-2 - Approved. 14:30

**NEW BUSINESS:**

*\*\*A discussion about civil debate in meetings and email conversations between Board Members preceded New Business Item 1. 47:40-51:07*

1. Report and review of Action Without Meetings (AWM) held between October 19, 2019 meeting until present date – Kindschy 51:08
  - a. AWM – October 27, 2019 – vote to hire Earl Fay as an employee of Arrowhead Patrol. – Larry Kontz, Dick Bloss, Brad Fowler, Dalton and Patty Greeves approved. Kindschy & Jim Matteson did not respond. Approved.
2. Audit or conduct procedural review of 2020 financials – Kindschy 51:30
3. **Vote on banking Resolution and signers** – Kindschy 57:20  
Motion by Dalton, seconded by Rau. Unanimously approved.
4. **Vote to ratify member contribution for 2019** – Kindschy 1:00:00  
Motion by Kindschy, seconded by Rau. Unanimously approved.
5. Communications - publications policy & new form – Dalton 1:03:07
6. **Vote to adopt AIA logo for postings & mailings** – Dalton 1:08:09  
Motion by Lehigh, seconded by Rau. Unanimously approved.
7. **Vote to post job opening for a part-time mechanic** – Matteson 1:13:03  
Motion by Lehigh, seconded by Rau. Unanimously approved.

**COMMITTEE REPORTS:**

1. Communications – Lisa Ditmore 1:23:45

2. Design Review Committee – Fowler 1:24:23
3. Forest Management – Harris 1:25:08
4. Heavy Equipment/Maintenance/Alpine Plateau Rd. – Matteson 01:26:23
5. Patrol – Dave Reddish 01:28:43
6. Election Committee – Bridget Isle 01:35:51

**NEW BUSINESS:**

8. **Vote to reappoint 2019 Election Committee members Bridget Isle, Anne Erickson & Diana Soong to 2020 Election Committee:** - Motion by Dalton, seconded by Rau. Unanimously approved. 01:38:00

**REPORTS FROM OTHER ENTITIES:** None

**BOARD ANNOUNCEMENTS:** None

**OWNER ANNOUNCEMENTS AND COMMENTS:** Lucia Lebon asked about the updated Violation Report form posted to the website. 01:40:43

**ADJOURNMENT: Vote – adjourn meeting:** Motion by Dalton, seconded by Rau. Unanimously approved. 01:43:30

The meeting adjourned at 2:43PM.

Submitted by:

**KEITH DALTON**

**Secretary/Member**

**AIA Board of Directors**

01/22/2020

**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.**