



APPROVED
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, June 20, 2020
THE BRIDGES GOLF & COUNTRY CLUB
MONTROSE, CO

MORNING EXECUTIVE SESSION - 9:00AM

CALL TO ORDER AND DETERMINATION OF QUORUM: President Lowell Kindschy called the meeting to order at 9:14 am.

Present were: 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 via internet and telephone link was AIA legal counsel Jacob With.

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 11:18 am.

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/1sa1d1vup2gavic/June%2020%2C%202020 Regular%20Mtg-PM.mp3?dl=0](https://www.dropbox.com/s/1sa1d1vup2gavic/June%2020%2C%202020%20Regular%20Mtg-PM.mp3?dl=0)

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

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

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

DETERMINATION OF QUORUM: All officers and members were again present. A quorum was determined. 00:35

About 20 owners and 5 program managers were also in attendance.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS – Kindschy 00:40

ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: 02:00

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

*Visit our Web Site for More Information:
www.arrowhead1.org
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Deletions: New Business: 4. Owner Request – cost sharing – moving driveway
New Business: 7. Guest Pass policy
New Business: 10. Proposed – AH Patrol not opening driveways

Additions: New Business: 15. Tiny House on Wheels vs. RV
Board Announcements: 3. Fish & Lakes report
Board Announcements: 4. Noxious weed program

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON JANUARY 18, 2020:

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

04:55

REVIEW OF FINANCIAL STATEMENTS: Lehigh reported on financials from January, February, March, April and May 2020. 05:35

Owner questions were fielded regarding financials and choice of meeting site and cost.

Lehigh presented the results of an independent accountant's review of AIA finances conducted by *Chadwick, Steinkirchner, Davis & Co., P.C.* – The report was included in the owner's meeting packet and will be posted to the AIA website: <https://www.arrowhead1.org/copy-of-financials>

Vote - approve Draft Financial Reports for January, February, March, April and May 2020: Motion by Lehigh, seconded by Matteson - Unanimously approved. 26:35

NEW BUSINESS:

Vote - approve foreclosure action on lots in delinquency in excess of \$1000.00 as of June 18, 2020 – Unanimously approved. 27:45

Lehigh made the following Motion for each listed lot:

“Regarding (Lot/Block/Filing No., in the amount of), the Board has reviewed action taken on collections by legal counsel and moves to proceed to foreclosure”

- 1) L14B02F03 – 2508.40 – seconded by Matteson
- 2) L06B10F03 – 2299.25 – seconded by Rau
- 3) L19B05F03 – 2172.14 – seconded by Dalton
- 4) L07B23F01 – 1686.95 – seconded by Harris
- 5) L25B08F03 – 1519.40 – seconded by Fowler
- 6) L19B02F03 – 1479.05 – seconded by Rau
- 7) L16B02F03 – 1472.23 – seconded by Harris
- 8) L13B02F03 – 1461.38 – seconded by Matteson

OWNER COMMENTS: None 33:25

OLD BUSINESS:

1. **Vote to approve the Lease of Firehouse and storage space in AIA Maintenance Building to AFD for \$1000** – Motion by Matteson, seconded by Lehigh - Unanimously approved. 33:35
2. **Vote to donate \$999 to AFD** – Motion by Matteson, seconded by Rau. Yes – Kindschy, Fowler, Dalton, Harris, Rau & Matteson. No – Lehigh. (6-1) - Approved. 42:35

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between January 18, 2020 meeting until present date – Kindschy 43:59
 - a. January 20, 2020 - Action Without Meeting to purchase a needed updated AED for AH patrol. The cost would be \$ 1450.00 + \$45.00 for freight (after order is complete we will apply for a \$250.00 rebate). ****The AWM to purchase AED passed without opposition.*
 - b. January 22, 2020 – Action Without Meeting to hire Joanie Thompson as AIA Design Review Manager. ****The AWM to hire Joanie Thompson passed without opposition.*
 - c. March 11, 2020 – Action Without Meeting to approve Jason Crisp and Earl Faye to serve as a volunteers on the Design Review Committee. ****The AWM to appoint passed - 6 in favor and one abstaining.*
 - d. May 20, 2020 - Action Without Meeting to officially close the winter parking lot on June 7, 2020 and communicating that action to the owners. ****The AWM to close the winter parking lot passed without opposition.*
2. Employee & Director use of credit cards - expenditure limits – Harris 45:45
3. Protocol for revised forms and documents – Dalton 59:15
4. ~~Owner request to share cost of moving driveway from private property – Kindschy~~
5. Establishment of design guidelines for storage sheds - Harris 1:04:27
6. DRC vs. Gunnison County requirements for Accessory Structures –Fowler 1:12:20
 - Question regarding AIA Regulations and GC Permit requirements answered – Article 20, section 20, subsections (c.) & (h.) page 51 of 54. 1:31:45

~~7. Guest pass policy – Harris~~

8. Sale of used AH Patrol snowmobiles – Fowler 1:24:15

9. Purchase of new snowmobile for AH Patrol – Fowler 1:27:20

~~10. Proposed – AH Patrol not opening of private driveways in Winter – Fowler~~

11. Additional signage for Winter Parking Lot and filing roads – Rau 1:35:55

12. Communications – eBlast restrictions/subscription and alternatives – Dalton 1:52:00

13. Change to Board Meeting schedule – potential March meeting – Kindschy 2:03:50

14. 2020 BOD Election - dates and deadlines – Dalton 2:06:05

15. Tiny House on Wheels vs. RV – Kindschy 2:11:00

COMMITTEE REPORTS:

1. Communications – Lisa Ditmore 2:15:40

2. Design Review Committee – Joanie Thompson 2:16:00

3. Forest Management – Bill Conway 2:19:28

4. Heavy Equipment/Maintenance/Alpine Plateau Rd. – Matteson 02:26:30

5. Patrol – Dave Reddish 02:32:25

6. Election Committee – Bridget Isle 02:35:00

REPORTS FROM OTHER ENTITIES: None

OWNER ANNOUNCEMENTS AND COMMENTS:

1. Arrowhead owner Bob Schultz spoke about the pending opening of a new business venture, “Arrowhead Mountain Adventures” and additional plans for expansion and improvements to Arrowhead Mountain Lodge (AML). 2:43:25

2. Dave Reddish announced a brass quintet performance to be held at AML at noon on July 4th in celebration of Independence Day. 3:02:15

3. Lisa Ditmore announced that AFD will hold a “*fill the boot*” fundraiser on July 4th between 1:00-4:00 pm. 3:03:55

BOARD ANNOUNCEMENTS:

1. Feeding of wildlife prohibited 3:05:18
2. Repair of Firehouse webcam – Thank-you Bob Hernandez! 3:06:12
3. Fish & Lakes Report 3:06:30
4. Noxious Weed Program 3:07:45
5. Board statement and apology to the community regarding unauthorized employee actions during COVID-19 emergency. 3:08:32

ADJOURNMENT: Vote – adjourn meeting: Motion by Dalton, seconded by Rau. Unanimously approved.
03:10:25

The meeting adjourned at 4:10 pm.

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

06/24/2020

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.