



APPROVED
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, October 17, 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/lju1fbds9ex7t12/October%2017%2C%202020_Regular%20Mtg_AM.mp3?dl=0

CALL TO ORDER: President Lowell Kindschy called the meeting to order at 9:05 a.m.

DETERMINATION OF QUORUM: Present were: President Kindschy, Vice President Brad Fowler, Treasurer Rosanna Harris, Secretary Keith Dalton and Members Jeri Rau & Jim Matteson. A quorum was determined. No other persons were in attendance.

BOARD TRAINING: Subject - *CCIOA - Colorado Common Interest Ownership Act*- 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 11:45 a.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/3selgcef5noj2qw/October%2017%2C%202020_Regular%20Mtg_PM.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. 00:08

DETERMINATION OF QUORUM: All officers & members from the morning session were again present. A quorum was determined.

About 19 owners were also in attendance.

ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: None. 00:50

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 01:00



BOARD ACTION: FILL OPEN BOARD MEMBER SEAT –Dalton 02:40

Vote - to affirm owner Rachel Grasmick to Board seat vacancy for the remainder of term expiring January 2023 (AIA Bylaws, Article I, section 3.5) - Affirmed by unanimous secret ballot of the current Board Members – Grasmick agreed to the requirements of and signed the AIA Board Member Pledge. She took her seat on the Board. Welcome to our newest Board Member Rachel Grasmick!

APPROVAL - MINUTES OF REGULAR BOARD MEETING HELD ON SEPTEMBER 19, 2020:

Vote – approve Regular Meeting minutes: Motion by Dalton to approve minutes with edits requested by owner Linda Squirrell regarding - *OWNER ANNOUNCEMENTS AND COMMENTS: located at audio recording point 41:25*. Seconded by Matteson - Unanimously approved. 09:20

Edited entry – see Minutes, Regular Board Meeting, September 19, 2020

Linda Squirrell spoke about the sale of the 65 acres behind the Arrowhead Commercial Area (ACA). She reminded the Board of the need to establish a winter recreation lease with the new owner and also renew/amend the lease for the ACA lots and service/parking area still owned by the Squirrell/Peterson/Flesher Trust.

REVIEW OF FINANCIAL STATEMENTS: Harris reported on financials from September 2020. 07:02

Vote - approve Draft Financial Reports for September 2020: Motion by Harris, seconded by Dalton - Unanimously approved. 13:25

OWNER COMMENTS:

1. Carla Vavrik announced the return of Tuesday owner potlucks and exercise classes to the Firehouse. 14:45

OLD BUSINESS: None. 17:12

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between September 19, 2020 meeting and present date – Kindschy - None. 17:15
2. **Vote - Resolution to pay \$7231.81 plus any accrued interest to obtain Treasurer’s Deed for L25B08F03 through foreclosure –Motion by Harris, seconded by Fowler - Unanimously approved. 17:21**
3. **Vote - set 2021 Regular Board Meeting dates as Jan 16, Mar 20, May 15, Jul 17, Aug 21, Sept 18 & Nov 13, 2021 - Motion by Matteson, seconded by Dalton - Unanimously approved. 21:34**
4. **Vote - set date for end of 2020 Camping Season as Nov 17, 2020 - Motion by Harris, seconded by Matteson - Unanimously approved. 26:20**
5. **Vote - set date for closure of AIA Horse Corrals as Nov 17, 2020 - Motion by Fowler, seconded by Rau - Unanimously approved. 29:10**

COMMITTEE REPORTS:

Arrowhead Patrol – Dave Reddish 30:43

Communications – Lisa Ditmore 42:08 ****Dec/Jan Smoke Signals article deadline is Nov 19.**

Design Review – Joanie Thompson 44:04

Forest Management – Harris for Bill Conway 45:25

Arrowhead Improvements Association, Inc.

P.O. Box 83, Gunnison, CO 81230

Always Visit our Website for More Information:

www.arrowhead1.org



Heavy Equipment – Matteson 47:19
Election Committee – None

REPORTS FROM OTHER ENTITIES: None

BOARD ANNOUNCEMENTS: 49:17

1. CDOT HWY 50 PROJECT – Little Blue Creek Canyon – report on Sept 21, Community Meeting and discussion.
2. Winter Parking Lot expansion – update.
3. Election signs are permitted on private property per AIA Regulations Art. 2, (E) as required by state law.

OWNER ANNOUNCEMENTS AND COMMENTS: 1:02:13

1. Carla Vavrik announced the dates for 2021 AIA clean up days.
2. Star Misner asked about status of the old AVFD Siren located at Salt Flat (Rim & Crest).
3. Cathy Matteson asked about “ground floor area” vs. “main living story” issue discussed the previous month.

Further discussion - see Minutes, Regular Board Meeting, September 19, 2020

OLD BUSINESS: 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) – Kindschy

SPECIAL RECOGNITION: 1:13:12

The Board recognized Member Jim Matteson for his almost six years of dedicated service to our community. This was his last Regular Board Meeting. Jim’s term expires in January. **THANK YOU JIM FOR A JOB WELL DONE!**

ADJOURNMENT:

Vote to adjourn meeting: Motion by Dalton, seconded by Matteson - Unanimously approved. The meeting adjourned at 2:15 pm. 01:15:40

Submitted by:

KEITH DALTON

Secretary/Member

AIA Board of Directors

10/26/2020

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.