



AMENDED
APPROVED MINUTES
ARROWHEAD IMPROVEMENTS ASSOCIATION
REGULAR BOARD MEETING
Saturday, September 19, 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/vmihrmnslxp0pnm/September%2019%2C%202020_Regular%20Mtg_AM.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. Member Jim Matteson was absent excused. 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 11:15a.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/otk2os5g9bl4v5i/September%2019%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. 00:10

PLEDGE OF ALLEGIANCE: Kindschy led the owners in the Pledge of Allegiance. 00:19

DETERMINATION OF QUORUM: All officers & members from the morning session were again present. A quorum was determined. 00:50

About 17 owners were also in attendance.

SPECIAL ANNOUNCEMENT:



Treasurer Lance Lehigh presented the Board with a letter of resignation from his Officer and Member positions to be effective at the end of the meeting. Family and employment obligations make his continuing to serve on the BOD impossible. **1:10**

ADDITIONS AND/OR DELETIONS TO THE POSTED AGENDA: 02:10

1. Addition – New Business – item 4 – Vote to approve sale of old water truck.
2. Addition – New Business – item 5 – Vote to appoint Member Rosanna Harris as Board Treasurer.

EXPLANATION OF MORNING OPEN AND EXECUTIVE SESSIONS: Kindschy 03:10

APPROVAL - MINUTES OF REGULAR BOARD & ANNUAL OWNERS MEETINGS HELD ON AUGUST 15, 2020:

Vote - approve Regular Meeting minutes: Motion by Dalton, seconded by Rau - Unanimously approved. **06:07**

REVIEW OF FINANCIAL STATEMENTS: Lehigh reported on financials from August 2020. **07:02**

Vote - approve Draft Financial Reports for August 2020: Motion by Lehigh, seconded by Dalton - Unanimously approved. **17:42**

OWNER COMMENTS: None

OLD BUSINESS:

1. 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 **18:18**
2. Update – Winter Parking Lot Expansion issues. Fowler **20:35**
3. Update- sale of Patrol snowmobiles and new machine on order - Fowler **24:00**

NEW BUSINESS:

1. Report and review of Action Without Meetings (AWM) held between August 15, 2020, meeting and present date – Kindschy **24:49**

August 21, 2020 - Action Without Meeting to approve variance request for additional Guest RV's – six (6) total for three days /two nights at 1701 Hazel Lake Drive.****The AWM to approve passed – unanimous.*
2. **Vote to approve Brad Fowler to succeed his seat on the 2021 Board of Directors** - per Bylaws section 2.5 D. – uncontested elections. - Motion by Dalton, seconded by Harris - Unanimously approved. **25:25**
3. Additional NNTC emergency landline telephones and/or cellular towers– Rau. **27:00**
4. **Vote to approve sale of old water truck for \$3750** – Kindschy - Motion by Dalton, seconded by Fowler - Unanimously approved. **28:05**
5. **Vote to appoint Member Rosanna Harris as Board Treasurer for remainder of 2020** - Motion by Fowler, seconded by Rau - Unanimously approved. **28:58**



COMMITTEE REPORTS:

Arrowhead Patrol – Leonard Wasilewski 30:07
Communications – Lisa Ditmore 45:02
Design Review – Joanie Thompson 49:32
Forest Management – Bill Conway 1:02:25
Heavy Equipment – *no report*
Election Committee – Bridget Isle 1:10:52

REPORTS FROM OTHER ENTITIES: None

OWNER ANNOUNCEMENTS AND COMMENTS:

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. 41:25

Lucia Lebon spoke of the deteriorating condition of the Alpine Plateau Road and proposed AIA put materials and labor into different sections over a period of years to improve the route from Hwy 50 through Arrowhead. 1:07:15

BOARD ANNOUNCEMENTS: 01:13:55

1. CDOT HWY 50 PROJECT – Little Blue Creek Canyon – COMMUNITY MEETING hosted by State Senator Don Coram to be held on MONDAY, SEPTEMBER 21, 2020, at 10:00AM at THE MONTROSE COUNTY EVENT CENTER (*Fairgrounds/ N. San Juan Avenue*).
2. Board of Directors seat to be filled – term expires January 2023 - 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 October 16th 2020.
3. *Our community thanks Lance Lehigh for his service this past year!*

ADJOURNMENT:

Vote to adjourn meeting: Motion by Dalton, seconded by Fowler - Unanimously approved. The meeting adjourned at 2:18 pm. 01:17:55

Submitted by:
KEITH DALTON
Secretary/Member
AIA Board of Directors

09/26/2020



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.