

**Minutes of the  
Arrowhead at Vail Association  
Board of Directors Meeting held  
September 28, 2020  
via Videoconference**

A meeting of the Board of Directors of Arrowhead at Vail Association (the “Association”) was held on Monday, September 28, 2020 via videoconference. Board members present were Randy Smith, Diane Loosbrock, Mary Pat Rapp, Mark Noble, and Tim Gropp. Also present were Jerry Hensel, Association Manager, Sid Schultz, Sr. Analyst for Design Review Administration, Steve Nusbaum, Sr. Manager of Design Review Administration, Kevin Hopkins, Financial Analyst, Koby Kenny, Director of Public Safety, Dan Gallagher, Ex Officio, George Coleman, property owner, Bill Roe representing Arrowhead Metro District, and Carol Floyd, Secretary for the Meeting. The meeting was called to order at 10:01 a.m.

**Public Comment**

Bill Roe provided an Arrowhead Metro District (“AMD”) update. He spoke about a recent meeting with Kari McDowell regarding the entrance to Arrowhead on Highway 6. Alpine Engineering’s (“Alpine”) work was reviewed indicating any option other than a roundabout would not satisfy all requirements. AMD has funded an update to the traffic study which determined a single-lane roundabout would be needed. AMD has appropriated an additional \$100K to pay for a complete engineering and design study. Bill noted this study will provide a very accurate cost estimate to further discussions with potential cost sharing partners. AMD is currently working on their 2021 budget. They are waiting on the transportation agreement currently being revised by Vail Resorts to finalize their budget. An additional speed signal has been approved and ordered. Bill spoke about a vacancy on the AMD Board, and the preference for a representative from the north side of Highway 6. Discussion took place in regard to the importance of community input and the timeline for sharing conceptual plans for the new entrance and roundabout.

George Coleman brought to the Board’s attention the need to revisit the pool agreement between the Association, Vail Resorts, and the Village at Arrowhead Association. Randy Smith requested that George share the topics previously on the table.

**Design Review**

Sid Schultz spoke about a roof replacement project where the application for a metal roof was tabled at the last meeting. Design Review Committee will do a site visit at the property tomorrow. This project is on the agenda for next week’s meeting. Steve Nusbaum updated the Board on Design Review Administration (“DRA”) operations. The office remains closed to the public with limited access to staff. Steve said it has been an incredibly busy summer with submittals from March to September increasing by 70% year over year. They continue to expedite submittals as much as possible, with staff approvals at 67%. Steve asked for the Board’s help to educate the community on the process and set expectations. Diane Loosbrock offered to include information provided by DRA in the next newsletter. Randy Smith requested that Steve discuss this matter with the DRC and come back to the Board next month with some possible solutions.

**Public Safety**

Koby Kenny reported there has been high volume at the main gate, approximately 1,200 vehicles per day. Koby speculated the reason animal issues are down on the Activity Report may be because they are not being called in. Public Safety is working on filling two vacancies, including one overnight position. Koby asked if the speed bump at the exit lane of the main gate will be painted to be more visible. Jerry Hensel agreed that it should be painted and said he will look into it. Diane Loosbrock asked about the status of getting a supply of new transponders. Koby said 200 were ordered last week and should arrive soon. Diane will include notice in the newsletter that the transponders must be purchased during daytime hours. Randy Smith noted that he and Koby should resume working on the Public Safety manual once feedback is received from Design Review Administration.

**Committees**

**Operations:**

**Summer Maintenance** – Jerry Hensel affirmed painting throughout the community is complete with the exception of the light posts.

**Lighting – Sawatch Project Status** – Jerry Hensel said the light pole to be placed on Sawatch Drive will ship next week. The electrician is scheduled to install the base and connect power, and the light is anticipated to be in operation by mid-October.

Honeywagon Recycle Implementation Plan – Jerry Hensel reported Honeywagon will begin to exchange recycle totes for one single-stream container on October 14<sup>th</sup>, noting not all containers will be new and some will be slightly used. Those who are not in residence to make the switch may call Honeywagon directly to make arrangements when they are in house. An email blast will be sent to property owners when specifics are finalized.

Comcast – Jerry Hensel informed the Board that Comcast will be boring to lay fiber in various locations throughout Arrowhead. He will provide further details after he meets with Comcast.

Strategic Planning: Mark Noble said the committee has begun to work on the next homeowner survey. He welcomed the Board’s input within the next couple of weeks when the committee will review a draft of survey questions.

Marketing: Diane Loosbrock referenced a social media report prepared by Fresh Tape Media. From March 2019 through September 2020 there were 1.3M total impressions, i.e., those who are viewing the content. 31,000 engagements represent those who have interacted with the content by commenting, sharing, etc. Diane spoke about an advertising test Fresh Tape conducted with \$60 of their own money. Without any spend there have been approximately 50 – 200 original impressions per month. With the \$60 spend, that number increased to 2,000 – 3,000 impressions per month. Dan Gallagher commented on the leadership role of all Board members to drive visits. Randy Smith spoke about the challenge of lack of engagement by homeowners and others. He recommended the committee focus on this matter over the winter to establish tactics to get homeowners more involved.

Hiking: Mary Pat Rapp announced there will be one more day of volunteer trail maintenance scheduled to put up snowshoe signage. She expressed appreciation for the budget line item dedicated to trail maintenance for the Ute and Apache trails next summer. In addition, she said she is hopeful for a combination of support from Vail Resorts and volunteers. Jerry Hensel suggested he and Mary Pat meet with Vail Resorts this fall to discuss expectations and determine what support they will provide.

Nominating Committee: Diane Loosbrock stated, according to the Bylaws, the Board must approve members of the Nominating Committee. She added she purposely changed members this year hoping to expand the reach.

**Mary Pat Rapp moved to appoint Diane Loosbrock, Randy Smith, Cherry Gallagher, Cathy Shafer, Bill Bethke, and either Ellen or Bruce Winston to the Board Member Nominating Committee. Tim Gropp seconded the motion and it was unanimously approved.**

### Financials

Kevin Hopkins informed the Board the Alpine Bank account has been set up and the process of transferring accounts should be finalized by the end of October. One outstanding assessment payment was received in August. Jerry Hensel has contacted several owners. Kevin is working with corporate accounting to get accounts payable on a regular schedule for expenses that are paid by Vail Resorts and billed back to the Association. On the Income Statement, real estate transfer fees (“RETA”) are slightly behind budget year to date. Kevin noted several closings have occurred in September. The forecast has been updated for RETA to exceed budget by \$450K. RETA combined with expense savings is projecting a year-end surplus of \$700K. Tim Gropp said the Finance Committee has decided to table an increase to the annual assessment for 2021.

### 2021 Proposed Budget

Tim Gropp reviewed the 2021 proposed budget plan. The operating budget surplus of \$282K plus improvement projects equals a deficit of \$144K. He said this deficit will be monitored carefully by watching real estate closing velocity. He spoke about options of funding the deficit out of the reserves, trimming homeowner functions, or spreading the lighting or landscape improvements over two years. In regard to revenue, RETA is budgeted at \$1.4M based on a three-year average. \$74K in expense for HOA functions is primarily for marketing to include \$15K for a website upgrade, \$20K for social media to cover an annual contribution formerly granted by Arrowhead Metro District, \$30K for administrative headcount, and a one-time expenditure of \$9K for an electronic brochure. Tim said the improvement project list has been vetted and discussed thoroughly with the Strategic Planning Committee, Jerry Hensel, and the Finance Committee. Dan Gallagher asked if AMD will fund evening and special event transportation, and Bill Roe affirmed. Bill added that AMD is committed to keeping service at levels property owners have grown accustomed to. Randy Smith stated it is critical that Board members take time to think about all of the elements of the budget before it is revisited and formally adopted.

### Old Business

Tennis Update: Jerry Hensel said the tennis pro's last day for the season was last Friday. He was given an end-of-season bonus. The clay courts will be winterized mid-October, and nets will stay up at the hard courts until it snows.

Arrowhead Map Update: Diane Loosbrock thanked Dan Gallagher and Mary Pat Rapp for their assistance with finalizing language for the hiking trails on the map. She said once the cyclist and pedestrian resolution is finalized, that will be added to the map and it will be ready to send to Gary Shimanowitz. Jerry Hensel said he has received approval from Vail Resorts Mountain Operations to install an Arrowhead-only map at the base of Arrowhead. Randy Smith requested Jerry do a walk around and discuss possible locations with Gary before meeting with himself and Mary Pat Rapp to finalize a location.

AVA Operations 2020 Objectives: Mark Noble reported all of the key objective are on track.

Arrowhead Bicycle Safety Policy and Signage: Randy Smith referenced a proposed Board Resolution for the Cyclist and Pedestrian Rules and Regulations. Community input was sought in July and August. Action was delayed on the resolution to seek advice from McDowell Engineering on the question received from many homeowners regarding pedestrian safety on Cresta Road. Randy noted Cresta Road is scheduled for resurfacing by AMD in 2021. Kerry McDowell has recommended adding a six inch stripe delineating four to six feet for cyclists and pedestrians to the right of the uphill roadway lane, depending on the section of road. Language in paragraph 7 was discussed. Jerry Hensel clarified road markings will designate bicycles sharing the uphill pedestrian lane and going down in the roadway downhill lane, and pedestrians going up and down in the uphill pedestrian lane.

**Diane Loosbrock moved to adopt the Resolution for the Cyclist and Pedestrian Rules and Regulations as presented to the Board with one change to paragraph 7. The change would delete the words "are encouraged" and replace with the word "should." Mark Noble seconded the motion and it was unanimously approved.**

Randy Smith asked for comments on the Bicycle and Pedestrian/Hiker/Snowshoe codes. Diane Loosbrock noted one code differs from what is on the Beaver Creek map. The Board was in agreement to allow Diane to finalize wording of the codes to reflect what is on the map and to include with the policy. She will forward the finalized version to the Board upon completion. Randy Smith and Dan Gallagher will collaborate on the cover letter to be included with the Resolution for distribution to property owners electronically and mailed to those for whom the Association does not have email addresses.

Mountain Operations: Randy Smith relayed that Mountain Operations does not bushwhack small shrubs in ski terrain for safety reasons. They have removed many dead and leaning trees in the glade. Jerry Hensel said Gary Shimanowitz has committed to providing seven days notice for when the mountain will open. Randy informed the Board approval has been received to place a mountain cam in Arrowhead that will be shown on the Beaver Creek website. Diane Loosbrock asked if the webcam could be shown on the Arrowhead at Vail Association website and Jerry Hensel agreed to check into this. Jerry Hensel is working with the IT Department to determine possible locations with fiber and connectivity. He said the webcam will be in place next spring. Discussion took place in regard to the preferred camera view. Dan suggested involving Fresh Tape Media.

Village Fire Pit: Jerry Hensel asked for direction on hours of operation for the fire pit. Jerry explained Public Safety must start the pit for safety reasons, and it will be shut off with a timer. He estimated the gas bill to cost \$3.00 - \$5.00 per hour. The Board requested the fire pit operate from 4:30 pm to 8:00 pm seven days per week. Randy Smith requested that Public Safety monitor and note the activity level.

## **New Business**

Arrowhead Officer Nominating Process: Randy Smith asked the Board to consider an alternative process for officer nomination whereby a group of individuals would meet and discuss various Board members and positions to be filled, and then present a slate by each position to the Board. He asked everyone to think about this vs. the current process for further discussion at the next Board meeting.

Arrowhead Owned Trail Memorial Bench: Mary Pat Rapp spoke about a request to replace the bench on the Navaho trail in memory of a property owner's family member. This prompted the question of whether the Association would like to institute a memorial bench program in the neighborhood. Cost, maintenance, and similar programs in other areas were discussed. The Board declined to support a memorial bench program.

Vail Recreation District: Jerry Hensel said he has been approached by the Vail Rec District in regard to hosting an uphill ski race on Arrowhead Mountain similar to the event held last year, noting they would stage the start of the race. The Board was in favor of allowing the race to occur on Arrowhead Mountain. Jerry will forward dates for the Board to choose.

**Tim Gropp moved to enter an Executive Session to discuss a legal matter. Mark Noble seconded the motion and the Board entered Executive Session at 12:18 p.m.**

**Motion was made by Mark Noble to exit Executive Session. Tim Gropp seconded the motion and the Board exited Executive Session at 1:10 p.m.**

**There being no further business, Diane Loosbrock moved to adjourn the meeting. Mary Pat Rapp seconded the motion and the meeting was adjourned at 1:11 p.m.**

Respectfully submitted,

Carol Floyd  
Secretary for the Meeting