

**ARROWOOD IMPROVEMENT ASSOCIATION**  
**BOARD MEETING MINUTES**  
**March 18<sup>th</sup> 2015**

- I. Call Meeting to Order
- a. Mr. Richard Young called the meeting to order at 7:05pm. Audio recording of the meeting was conducted. Mr. Young noted that all attendees are regular attendees and therefore are familiar with the Rules of Order so they were not read.
  - b. Board Members present:
    - i. Richard Young      President
    - ii. Dana Merveldt      Treasurer
    - iii. Andre' Mouton      Secretary
    - iv. Lonnie Wheeler      Member-At-Large
    - v. Jeanne Gardner      Member-At-Large
    - vi. Steve Merveldt      Member-At-Large
    - vii. Craig Rhodine      Member-At-Large
  - c. Board Members absent: Deb Fiala, Vice President, work-related issue
  - d. AIA Member Attendees: listed in the attendance roster at the end of this set of minutes.
- II. Minutes from Last Meeting
- a. Mr. Mouton read the minutes for the February 2015 Board Meeting. The Board unanimously approved the meeting minutes as read.
- III. Treasurer's Report – provided by Ms. Dana Merveldt.
- a. Cash on Hand: \$19,488.57
  - b. Major Expenditures: \$58.00 (Post Office Box rental), \$28.39 (DORA Registration), \$9.99 (Yahoo website); Total - \$96.38
  - c. Receipts: None
  - d. Interest Received: \$0.75
  - e. Tasks Completed: 1) Completed registration with CO Dept. of Real Estate, 2) Scheduled meeting dates through May 2016 with Monument Library (5/20/15, 6/10/15, 7/2/15, SEP & OCT TBD due to ABM, 10/14/15, 11/11/15, 12/9/15, 1/13/16, 2/10/16, 3/9/16, 4/13/16, 5/11/16), 3) Mailed past due invoices, 4) Updated information per request of Town of Monument
  - f. New Tasks: 1) Follow up on past due invoices, 2) Collect dues payments.
  - g. The Board unanimously approved the Treasurer's report.
- IV. NEPCO Report – March Meeting
- a. Richard Young provided the report for this meeting. Guest Speaker: Lenard Rioth. Mr. Rioth spoke on the Colorado Bill regarding the CCIOA law. The law was unanimously approved by the State House of Representatives and is expected to be passed by the Senate. Since the Arrowwood III dues are lower than the threshold in the bill, Arrowwood III would be exempt from the CCIOA requirements. Also, the Ridge at Fox Run Apartments (near Ent Federal Credit Union) and the Promontory Point subdivision have joined NEPCO. The majority of the meeting involved land use issues: 1) Development of the land north of Lewis-Palmer High School and west of Jackson Creek Rd – 600 homes requested for this area. The area is zoned for commercial lots, but the developers would like to change the zoning to residential. 2) Sanctuary Point (north of Baptist Rd, west of Fox Run Park) – 3-5 phases; 1<sup>st</sup> phase – 141 acres, 261 homes.

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The water system can support this development, but the planned upgrade of the wastewater treatment plant is required to support this development. This development has been approved by the Planning Commission.

### V. Committee Reports

- a. Architectural Control Committee. Mr. Young mentioned that there was one submission on Arrowwood which was approved.
- b. By-Laws Committee. Mr. Young made the corrections to the By-Laws but he has not submitted them to Mr. Rioth since he was not able to talk to him at the NEPCO meeting. Mr. Young said that he would submit the By-Laws to Mr. Rioth by the end of the week of the Board meeting.
- c. Neighborhood Watch Committee. There were no committee members present and no new information submitted for presentation during the meeting.

### VI. Old Business

- a. Rules of the Association. Mr. Young conducted research on the requirements for HOA rules via the internet. He was not able to discuss the issue with Mr. Rioth after the NEPCO meeting. There were some Board members that were concerned about enforcement of this rule. The Board also decided to make signs for July 4<sup>th</sup> and to make a rule banning fireworks. After additional discussion, the Board decided to consult with Mr. Rioth regarding having a rule on this concern. The Board also reviewed the latest draft Rules of the Association provided Ms. Gardner. The Board decided to make minor revisions on some of the draft rules. Ms. Gardner would make the changes from the deliberations and send to Mr. Young would then pass the rules to Mr. Rioth for review. The Board also approved expending funds for this review. This action remains OPEN.
- b. Evacuation drill – community response. No change on this issue since the El Paso County Office of Emergency Management is still in the hiring process for the position that would work this issue. The Board decided to cover this topic next during the April Board meeting. This action remains OPEN.
- c. Cost Share program. Mr. Merveldt mentioned that he would coordinate with Scott McDonald to speak at our meeting. He would also coordinate with Mr. David Root to do an assessment on one of our lots to help us determine the paperwork needed for processing the grant request. This action remains OPEN and will be addressed in the April Board meeting.
- d. Rule to Ban Fireworks. Refer to the Rules of the Association item. This action remains OPEN.
- e. Community concerns listed at ABM – lights on Arrowwood signs. The Board decided in the February meeting to defer discussion on this issue until the May 2015 Board meeting. This action remains OPEN.
- f. Community concerns listed at ABM – road visibility with over hanging trees. The Board decided to defer discussion on this item until the April Board meeting. This action remains OPEN.

### VII. New Business

- a. Ice on Saddlehorn Trail. There was a concern regarding ice build-up at an intersection on Saddlehorn Trail. After deliberation, the Board decided to recommend the homeowners in the area call El Paso County and have the Public Works Department drop sand in the area to improve safety. The Board decided to not pursue the issue further and CLOSED this issue.

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- VIII. Homeowner Member Attendee Concerns / Suggested Topics for Next Meeting.
- a. A homeowner discussed a concern with lost insurance due to fire mitigation.
  - b. There were no additional homeowner member attendee concerns presented to the Board.
- IX. Closing. The Board meeting session concluded at 8:20pm.

**ARROWOOD IMPROVEMENT ASSOCIATION  
BOARD MEETING ATTENDANCE ROSTER  
March 18th 2015**

<u>Name</u>	<u>Name</u>
Andre' Mouton	
STEVE MERVELDT	
Dana Merveldt	
Jeanne Gardner	
Rick Fowler	
Joann Fowler	
Greg Bielski	
Sharon DeVaney	
Betty Socha	
Lennie Wheeler	
Richard Young	
CRAIG RHODINE	