

**ARROWWOOD IMPROVEMENT ASSOCIATION  
BOARD MEETING MINUTES – March 8, 2017**

I. **Call Meeting to Order.**

A. Mr. Rhodine called the meeting to order at 7:02 p.m. Audio recording of the meeting was conducted. It was not deemed necessary to review the Rules of Order.

B. Board Members present:

- i. Craig Rhodine      President
- ii. Dana Merveldt      Treasurer
- iii. Jeanne Gardner      Secretary
- iv. Greg Bielanski      Member-at-Large
- v. Steve Merveldt      Member-at-Large

C. Board Members absent: Deb Fiala, Lonnie Wheeler, Laurie Efram and Bob Efram.

D. AIA Member Attendees: listed in the attendance roster at the end of this set of minutes.

II. **Minutes.** The minutes from the January 2017 Board meeting had been emailed to the Board members for their perusal. There was no quorum for the February meeting, but notes from the meeting had also been provided to the Board members. The minutes were unanimously approved; the minutes and notes will be available on the AIA website.

III. **Treasurer's Report.** The Treasurer's Reports for January and February 2017 were read by Ms. Merveldt and are attached to this set of minutes. Tasks completed included: paid annual fee to Secretary of State, paid annual web site maintenance fee, and renewed post office box rental. The Treasurer's reports were both unanimously approved.

IV. **Committee Reports.**

A. Architectural Control Committee.

- 1. Mr. Rhodine mentioned that there had been one set of plans being considered, and that there was site prep being conducted on the lot in question.
- 2. Ms. Merveldt reported that Mr. Wheeler had visited the resident of the Saddlehorn property. He received a commitment to submit plans to the ACC and to secure a new county permit for the construction which had been started. They also discussed lot cleanup, to which the owner was receptive. This issue will stay on the agenda for follow up.

B. Neighborhood Watch: Jackie Heyda reported that she has visited the last new arrivals to the neighborhood for whom she had information. She will investigate a house that was reported to be closing but then appeared to be (still or again) for sale.

C. Firewise: André Mouton reported on the May 6, 2017 "Firewise Community Day" sponsored by State Farm Insurance; \$500 grants will be given for "firewise" activities conducted on that day. He submitted the application on March 6, requesting a grant to offset our Chipping Day costs. André should learn by March 20 whether we will receive a grant, and will advise the Board. We will probably use volunteers again this year instead of paying a chipping crew. Duff bins will most likely not be put out this year, partly because the homeowner who let us put them on her lot has sold her home. One attendee did offer an alternate location for the Board's consideration.

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- D. Covenants review: Ms. Merveldt reported that the proposed covenants have been forwarded to our attorney, Lenard Rieth, and she will follow up and advise.

**V. Old Business.**

Dead trees at Hwy 105 and Arrowwood: Mr. Bielanski had notified El Paso County but has not received an update; he will check on it and advise.

**VI. Homeowner Concerns.**

- A. André Mouton added that, also on May 6, there will be a Firewise Neighborhood Leaders Community Forum. This is an effort of the County Office of Emergency Management and the Fire Marshall to promote Firewise mitigation and preparedness information sharing amongst HOAs. They would like to have an AIA Board member attend to talk about what our HOA is doing and what we have learned in the process, to help make the area a Firewise-adapted community. They are looking for NEPCO support also. André and the Fire Marshall will attend the upcoming NEPCO meeting and André, if allowed, will speak to it if the Fire Marshall doesn't.
- B. André Mouton also reported that El Paso County has applied for one of the \$500 grants, which would be used for training and follow-on sessions for HOA Firewise Assessors. Each neighborhood would assign a volunteer Firewise Assessor but, if EPC gets a grant, it would fund the training, at least for the near future. Jackie Heyda said that all the recent arrivals to the neighborhood seem to be interested in and aware of the need to mitigate, and she tells them that they can talk to the Fire Marshall about their property. André said that is an option, but he is only one person, so it would be good for each HOA to have an assessor.
- C. A homeowner mentioned that she had received a letter from her insurance company (USAA), advising that, if there is a problem with a fire, they will bring a crew onto her property to do whatever is needed, and then pay for it. Ms. Gardner said that a friend on the southwest side of Colorado Springs reported his neighborhood was given lower rates by USAA when they became a Firewise Community. Other insurance companies have said they are waiting for the entire area to become Firewise, but a lot owner with USAA may currently be able to get a discount. As insurance companies start to recognize Firewise Communities, other companies will hopefully follow suit.
- D. A homeowner asked how we were going to address the chicken issue. The Covenant change voting process was explained, and that the chicken issue is only one of the proposed changes.
- E. A homeowner asked what the Covenants say about RVs. Those too large to be garaged should be parked in a manner which is unobtrusive and, if possible, screened from public view. One lot owner said Saddlehorn Trail looks like a trailer park. The problem on Saddlehorn is that many of the lots have a drop-off behind the house that prevents owners from storing them out of view. We do not wish to be overly restrictive, but are looking at whether an effort is being made to make them as inconspicuous as possible.

- VIII. **Closing.** There being further business to come before the Board, the meeting was adjourned at 7:40pm.