

**ARROWWOOD IMPROVEMENT ASSOCIATION  
BOARD MEETING MINUTES – May 10, 2017**

**I. Call Meeting to Order.**

A. Mr. Rhodine called the meeting to order at 7:04 p.m. Audio recording of the meeting was conducted. It was not deemed necessary to review the Rules of Order.

B. Board Members present:

- |    |                |                 |
|----|----------------|-----------------|
| 1. | Craig Rhodine  | President       |
| 2. | Deb Fiala      | Vice President  |
| 3. | Dana Merveldt  | Treasurer       |
| 4. | Jeanne Gardner | Secretary       |
| 5. | Lonnie Wheeler | Member-at-Large |
| 6. | Laurie Efram   | Member-at-Large |
| 7. | Bob Efram      | Member-at-Large |
| 8. | Greg Bielanski | Member-at-Large |
| 9. | Steve Merveldt | Member-at-Large |

C. Board Members absent: None.

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

**II. Minutes.** The minutes from the April 2017 Board meeting had been emailed to the Board members for their perusal. The minutes were unanimously approved and are available on the AIA website.

**III. Treasurer's Report.** The May Treasurer's Report was read by Ms. Merveldt and is attached to this set of minutes. Tasks completed: chipping banner additions ordered, grommets repaired. The Treasurer is completing 1-2 status requests per week because homes are selling quickly. The Treasurer's Report was approved unanimously.

**IV. Committee Reports.**

A. Architectural Control Committee.

1. Mr. Wheeler reported that he was in possession of the application for the garage extension on Saddlehorn, and the homeowner's dues were paid up. Permission to proceed with the work will be contingent on them getting the lot cleaned up.
2. Mr. Wheeler is in the process of getting quotes from three sign makers for building the sign frames.

B. Neighborhood Watch: Ms. Fiala mentioned that there have been numerous vehicle break-ins in the Jackson Creek area. People should be careful to keep their garage doors closed and the door between the garage and the house locked, and don't leave keys or valuables in the car.

C. Firewise:

1. The Merveldts attended the Neighborhood Leaders Forum that André Mouton helped to organize and facilitate, and found it to be very informative. One item emphasized was eliminating ladder fuels and junipers (firefighters call them "grenades") around houses. The Woodmoor representative suggested that any HOA requirements for fire mitigation not be put into covenants, but rather into Rules & Regulations because

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those are so much easier to change. It is important to combine efforts and grant requests with other HOAs because fires don't distinguish between neighborhoods. Black Forest has changed their focus from just recovery in the burn area to a regional plan; they are willing to mitigate a 20-home block in a neighborhood and mitigate so other people can see what it looks like, then keep moving through the neighborhood as people become interested. They are seeking a grant that will match every dollar donated by an HOA or a resident. They may do one lot in Arrowwood III as an example.

2. Chipping Banners: The Merveldts had to take them all in to get the grommets repaired because they keep deteriorating. They asked that, if we see them coming down or coming apart, we would pick them up, take them to Staples for new grommets, or just hang onto them.

D. Covenants review:

1. Mr. Rhodine asked if language will be included in the suggested Covenants to address situations such as the two fire incidents we've had in the last month – reports of open, unattended burning, and the unintended fire caused by the muffler of a mower being used to cut the long, dry grass in the meadow. There was discussion about ownership of the meadow area between Saddlehorn Trail and Pinewood Loop, and the challenges of keeping grass cut short in areas where the ground is always soft and wet, and equipment tends to get stuck. One suggestion was to keep one or two 5-gallon buckets of water handy. Ms. Merveldt responded that the Covenants committee would be considering revisions to address these types of situations.
2. Mr. Wheeler reported that he has some updates to make based on suggestions the Merveldts received from Lenard Rioth. By the next Board meeting the suggested Covenant changes should be ready for the Board to review, and then send back to Attorney Lenard Rioth for his input.

VI. **Old Business.**

A. Tree Inspection Follow-Up

1. Dead Trees Arrowwood & Hwy 105: Mr. Bielanski reported he had received a response from El Paso County, which advised both trees were on private property and not in the County easement; therefore, they are the lot owner's responsibility. The owner will be advised that he must remove the trees, as we could be liable if they fall and hurt someone. Mr. Bielanski will forward the County's letter to the owner via certified mail.
2. Flagged Tree on Masonic Lodge lot: The lot on Furrow occupied by the Masonic Lodge is not part of Arrowwood III, and has recently been for sale. There is a flagged tree near the boundary of the Masons' lot and one of the Arrowwood properties.

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The owner of the Arrowwood lot has offered to have the Masons' tree cut down if they give their permission. Mr. Bielanski will contact an Arrowwood III resident who has a connection with the Masonic Lodge.

- B. Chipping Day will be May 20. Mr. Merveldt advised that Dail Landscaping will be doing the chipping for a starting price of \$800-1,000, depending on the amount of chipping to be done. Mr. Merveldt will work with the chipping crew on a volunteer basis.
- C. Preparedness Day: Previously covered.
- D. Election Timeline: Ms. Gardner stated that, based on August 31 as Election Day, the next deadline is June 2, which is Nominating Committee Submits Candidate Names for Election. People who wish to nominate themselves need to advise Pete Olejnik before June 2 so he can submit their names. The deadline for Additional Candidate Name Submissions is July 2; five members must nominate a candidate in order to submit in this time frame. There have been no new candidates other than board members whose terms are expiring.
- E. Annual Business Meeting: Ms. Fiala was successful in reserving the Pavilion at the Church at Woodmoor for our preferred date, Sept. 16. She made a request for volunteers in the latest newsletter to provide the catering.

**VII. New Business.**

- A. Loose/Aggressive Dogs on Martingale: Mr. Merveldt walked by this property several times but did not see any dogs. Two neighbors are reporting that two dogs are out all the time, and that one of them is aggressive and has approached people on the street or in their yards, teeth bared and growling. A letter will be sent from the Board to the owners.
- B. Road Maintenance Request: Mr. Rhodine was contacted by the President of Timberview HOA; three years ago we did a collective road maintenance request, and they would like for us to do it again. The roads in Arrowwood III were paved approximately 25 years ago. The County has limited money and resources, but we may be able to get something done by being a squeaky wheel.
- C. Landscaping for New Arrowwood III Sign: Mr. Bielanski requested an allocation of approximately \$100 to replace the landscaping around the new sign on Furrow; a volunteer will do the work. This request was approved by the Board. The previous homeowner of that corner lot had agreed to run a hose and provide water for the plants at the sign location for possibly a limited time. The terms are now unclear, and there are new lot owners, so we may ask if they would be willing to provide water until the plants are established. We did discuss setting a good example and not planting junipers near the sign, as junipers are highly flammable and homeowners will be discouraged from planting them around their houses.

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**VI. Homeowner Concerns.**

- A. Pete Olejnik expressed appreciation for the Board and the work that has been done.
  
- B. Linda Summers stated that her house had sold and she was sad to move because it is a great neighborhood with great people. She has a large Christmas tree lying in her back yard and needs help getting it out to the street for Chipping Day. Mr. Wheeler and Mr. Efram offered to get it done.
  
- C. Some potential and actual buyers are asking if they can have chickens, goats, etc. Homes are selling in 7-30 days, sometimes longer depending on the condition of the house. An attendee said the number of houses on the market is at an all-time low in this area. Every status request form received from title companies asks if there is a status request fee. Ms. Merveldt suggested that we consider implementing a fee based on the amount of work required to comply with all the status requests. This will be put on the agenda for the next meeting.

- VIII. Closing.** There being further business to come before the Board, the meeting was adjourned at 7:58:p.m.