

**ARROWWOOD IMPROVEMENT ASSOCIATION  
BOARD MEETING MINUTES – June 14, 2017**

**I. Call Meeting to Order.**

A. Ms Fiala called the meeting to order at 7:08 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. 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

C. Board Members absent: Craig Rhodine, Greg Bielanski, Steve Merveldt.

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

**II. Minutes.** The minutes from the May 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 June Treasurer's Report was read by Ms. Merveldt and is attached to this set of minutes. Tasks completed: status requests and dues deposits. The Treasurer's Report was approved unanimously.

**IV. Committee Reports.**

A. Architectural Control Committee.

1. Mr. Wheeler reported that a garage/shed request had been approved, and plans have been submitted for a new build on Deerfield. The ACC has not received a cleanup plan yet for the lot on Saddlehorn, so will need to take further action.
2. The bids Mr. Wheeler sought for four informational signs came in at:
  - a. \$1,000 (black angle iron with an aluminum insert, graphics on both sides, but will need a separate insert for each type of event at extra cost).
  - b. \$4,000 (Wheeler design, includes all required coordination installation and coordination).
  - c. \$6,000 (2-man lift, very expensive), for 4 signs.Initially, the majority was in favor of the \$4,000 option but, after further discussion, the Board decided to defer a decision to a later meeting pending further investigation.

B. Neighborhood Watch: Jackie Heyda said that she will begin visiting all the new neighbors. She has also volunteered and is coordinating with Mr. Bielanski to do the planting in front of the newly-replaced Arrowwood sign. Ms. Fiala expressed the Board's appreciation for her efforts and stressed that the plantings should not include junipers.

C. Firewise: No updates.

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- D. Covenants review: Following the Board meeting, Mr. Wheeler will send to the Board via email the re-formatted version based on the attorney's recommendations. After Board input, it will be ready to go back to the attorney (preferably by the end of June).
- V. **NEPCO**. Ms. Fiala had included NEPCO's synopsis of the May 13 meeting in the last AIA newsletter. Mr. Rhodine had attended the meeting, so his report will be deferred to the next Board meeting.
- VI. **Old Business.**
- A. Tree Inspection Follow-Up
1. Dead Trees Arrowwood & Hwy 105: Mr. Bielanski had sent an email update, as he was unable to attend the meeting. He advised the property owner has been notified by certified mail that he must remove the trees on his property, as El Paso County denies responsibility for them.
  2. Flagged Tree on Masonic Lodge lot: Mr. Bielanski recently walked the property with Jim Lee, who has a direct connection with the Lodge. At the time, he believed that it was dying of disease, not beetle, and did not appear to be endangering any property. Since there seemed to be no urgency, Jim Lee planned to mention it to the Masons, as they have periodic cleanup efforts. Ms. Fiala reminded the Board that the tree inspection report described the tree as having Ips beetle and dwarf mistletoe. She will contact Mr. Bielanski to ensure he is aware of this. The homeowner of the neighboring property said her son was willing to cut it down, but won't be here until September.
- B. Chipping Day was successful. It took two days to complete, as there was good participation. The Board had agreed to pay more than originally planned because of the extra work. Mr. Merveldt also worked very hard along with the crew. Mr. Wheeler proposed that, next time, we solicit volunteers from the neighborhood.
- C. Election Timeline: Pete Olejnik reported that we need more nominations. Ms. Fiala had mentioned it in the newsletter; perhaps some phone calls can be made. Terms ending in 2017: Bob Efram, Greg Bielanski, Deb Fiala, Dana Merveldt, Lonnie Wheeler. Ms. Gardner mentioned that the ballot is to be finalized by July 17. Election Supervisor committee: Alta Olejnik agreed to serve; Diane Lee had previously volunteered, and Marcia Wentworth may serve again. Ms. Gardner will verify with Diane and Marcia.
- D. Aggressive dog on Martingale: Ms. Merveldt had sent an email to the owners; they responded within two hours with an agreement to take steps to keep the dogs under control. The neighbors present have not seen them out in about three weeks.
- E. Unattended fire pit on Arrowwood: Ms. Fiala had a homeowner approach her about it: driving by, it appeared to her that the fire was not even in a fire pit, so she called 911. We don't have information as to the outcome of that. We plan to make changes to the rules pertaining to this type of situation, as soon as the proposed Covenants changes are finalized.

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- F. Road Maintenance Request: Mr. Bielanski will follow up at a later meeting. AIA has been asked to go in with Timberview HOA again to ask for road maintenance – this was done three years ago, but nothing happened. They have come back and asked us to do it again to see if we can get our roads repaired more permanently.

**VII. New Business.**

Status Request Fee: Ms. Merveldt explained that when a property is sold, the title company is required to ask the HOA if there are unpaid dues or outstanding liens on the property. It takes time to fill out the form and fax or email it back, and to make a conscientious effort to make sure the reporting is correct. The frequency of requests is increasing, from several a year to now several each week. Every request asks if there is a status request fee, and Ms. Merveldt's suggestion is that we should start charging a nominal fee. Other HOAs charge up to \$100. The Board decided to ask \$50. Dana will talk to AIA's accountant to ensure the money is correctly accounted for.

**VIII. Homeowner Concerns.**

Pete Olejnik said the Ips beetles will be flying and the Masonic lot tree should come down sooner than September. Messrs. Wheeler, Olejnik and Merveldt volunteered to take it down if permission can be secured from the Masons. They may have to cover the trunk with plastic after cutting it down, as it may not be feasible to remove it. Ms. Fiala will attempt to get the needed permission.

- IX. Closing.** There being further business to come before the Board, the meeting was adjourned at 8:10p.m.