

**Arrowwood Improvement Association
Annual Business Meeting
September 16, 2017**

I. Call Meeting to Order

A. Mr. Rhodine called the meeting to order at 1:04p.m. Audio recording of the meeting was conducted. Mr. Rhodine thanked everyone for coming on such a chilly day, and the Board members introduced themselves.

B. Board members present:

- i. Craig Rhodine
- ii. Deb Fiala
- iii. Dana Merveldt
- iv. Jeanne Gardner
- v. Lonnie Wheeler
- vi. Steve Merveldt.
- vii. Bob Efram
- viii. Laurie Efram
- ix. Greg Bielanski

C. AIA Member Attendees: listed in the attendance roster included with this set of minutes.

II. Minutes from August Meeting: the minutes had been emailed by the Secretary to the Board members, and were accepted unanimously. The minutes will be posted on the website.

III. Treasurer's Reports

Ms. Merveldt gave the August and September Treasurer's Reports; the latter reflected the end of the 2016-2017 Fiscal Year. The budget was exceeded in September by \$636.41, mostly due to the triennial Forest Service inspection which cost \$832. Both months' reports were approved unanimously and are attached to this set of minutes. Ms. Merveldt offered a copy of the Profit & Loss Statement, Balance Sheet, and Budget vs. Actual Expenditures to anyone who desired one; all these will also be posted on the website.

IV. Annual Report of the Board

Mr. Rhodine provided the Annual Report, including a summary of action items addressed by the Board and actions taken by AIA's committees throughout the year. The Annual Report is attached to this set of minutes.

V. Old Business

A. Arrowwood Signs. Jackie Heyda asked for volunteers to participate in one of three ways to help beautify the entrances to the neighborhoods; specifically, plantings at the neighborhood signs on Arrowwood. Volunteers may either help Jackie shop for plants, plant them in front of the signs, or water the plants on a regular basis.

B. Chipping Day. Mr. Merveldt reported that the next Chipping Day will be Saturday, October 14. He urged homeowners to make sure their slash is at least 3 feet in length, as it must be that long to be fed into the chipper. It should be placed on the street, with the cut ends toward the street. He asked to be advised if the slash must be placed on the property away from the street, so that the crew will know to look for it.

- C. Firewise Community. Mr. Wheeler invited attendees to sign for and take a copy of the Firewise plan. During the Covenants vote effort, the plans will be distributed to those households which do not have one. Arrowwood III qualified as a Firewise Community through efforts such as providing duff bins, chipping days, and the elimination of ladder fuels. State grant money was available at one time but is not currently; when it becomes available again, we can try to obtain funds. André Mouton mentioned that a state income tax break is also available for homeowner mitigation efforts.
- D. Covenants. Mr. Wheeler explained that the Board has spent the last year gathering information and crafting suggested updates to the Covenants to reflect new legislation and new challenges. Every suggested change will be on a separate page with the old and new versions for each voter to signify "yes" or "no." This means there will be 15 or so pages to sign. Because 2/3 majority (100 votes) is required to change the Covenants and participation is historically low in the neighborhood, if not enough responses are received within a reasonable reply time, the Board and other volunteers will be visiting homes to ask people to vote. Among the proposed changes are allowing chickens, prohibiting illegal grow houses and prohibiting group homes; some of the changes include explanations of pros and cons. A great deal of the suggested changes have come from our attorney to keep up with legislative and other changes.
- E. Board of Governors. Mr. Wheeler took the opportunity to invite more homeowner participation on the Board. There are nine seats and soon the Board will consist of seven people. More Board members are needed, but volunteer help is also welcome for those who don't wish to serve on the Board.

VI. NEPCO Meeting

Bob Heyda reported on the last NEPCO meeting, which he and Jackie Heyda attended. A slide presentation of transportation projects in the area included the proposed Hwy 105 widening between Woodmoor Drive and Lake Woodmoor Drive (to start in 2018). Other proposed projects: repaving of Monument Hill Road, the Struthers roundabout in Gleneagle, and paving of Beacon Lite Road. In a discussion on how to get local roads repaired, it was stated that there are 2,600 miles of paved roads and 2,400 miles of unpaved roads in El Paso County. With the funds available, they can resurface about 2% of that per year. It was suggested that NEPCO has a transportation feature in the organization; if they could use that to coordinate amongst the HOA members, determine priorities and get the information submitted to the county, that would be more effective than individual HOA efforts. An item on the November 2017 ballot will request taxpayer approval to use some of the TABOR refund of \$14.5M to widen I-25 between Monument & Castle Rock.

VII. Election of Board Members

André Mouton explained the election process; the Secretary created the election materials, a committee (Ms. Gardner, André Mouton, Duane and Kathy Steinke) assembled the ballot materials, making sure everything was complete and accurate. The Election Supervisors (André Mouton, Dianne Lee and Alta Olejnik) gathered and counted the returned ballots. There were 57 ballots returned (about 1/3 of the lots). Four current Board members ran for five board seats, and all (Bob Efram, Deb Fiala, Dana Merveldt, Lonnie Wheeler) were re-elected.

VIII. Homeowner Concerns

- A. Community Preparedness Day. André Mouton went on to report his participation in a Preparedness Day forum to bring HOA leaders together to learn about how to become Firewise Communities, and learn about what other communities are doing in this process. The Merveldts also attended and explained what Arrowwod III is doing. The Red Rocks HOA attended and was not organized at all in firewise activities, but now are adopting the same chipping day process we have implemented. They also brought in the Fire Marshall to talk about Firewise and are organizing into groups where they go out and help homeowners who are not able to do the mitigation themselves. André would like to see Arrowwood III offer this type of activity, and he would be happy to organize this effort.
- B. A new homeowner expressed he is happy to be part of this community. He reported he saw the aftermath of a mailbox robbery on Furrow Road, and encouraged people to get locking mail boxes. Mail box thefts are more common around the middle and the end of the month, and around holidays. Ms. Fiala mentioned that it is also happening wi

th packages.

IX. Closing

There being no further business to come before the Board, the meeting was adjourned at 1:47pm.

AIA ANNUAL REPORT

OCT '16 – SEP '17

- I. Committee activity
 - a. Architectural Control
 - i. Applications approved for construction of 1 new home (Deerfield) and 5 changes to existing properties (1 sheds, 1 deck, 1 garage extension, 1 roof, and 1 workshop/garage).
 - b. Neighborhood Watch
 - i. As a reminder, our website (arrowwood3.org) provides information about our neighborhood watch program, useful contacts and emergency/evacuation preparedness. Nextdoor.com is another great resource for alerts and updates – 49% of Arrowwood participates.
 - ii. Periodic updates continue to be sent out to the community including:
 - (1). El Paso County Sheriff's newsletter and "Coffee with a Cop" opportunities
 - (2). Safety/security recommendations
 - (3). Misc. updates re: firebans, crime activity, animal sightings
 - iii. Continue reaching out to new neighbors through the welcoming committee
 - iv. Thank you to Jackie Heyda, Deb Fiala and all the volunteers who help with this effort
 - c. Roads & Grounds
 - i. Repairs complete to the damaged sign at Furrow/Arrowwood (covered by the driver's insurance) and new landscaping completed.
 - ii. A joint letter from AIA and Timberviews 1 & 2 sent to the county highlight that little maintenance has been done on our roads over the past several years resulting in crumbling, large cracks, depressions, and erosion. The county was reminded they have entered individual agreements with each association and is responsible for all road maintenance. No formal response has been received but some chip sealing activity has begun in Timberview1. We encourage all residents to call the county roadwork's number (on our website) to report/request roadway work as frequently as needed to receive action.
- II. Actions completed
 - a. Annual Budget. The Board completed an annual budget and posted it to AIA's website along with all financial statements for the association.
 - b. Attendance at NEPCO Meetings. The Board continues to attend and provide regular reports of activities and issues discussed at the NEPCO meetings. The most significant items relayed were regarding construction projects, water use, transportation concerns and housing development deliberations at the Planning Commission meetings. There is a link to the NEPCO site on our website.
 - c. Governing Documents: Our governing documents call for review/revision every 10years. Updated By-Laws were voted on and approved as reported last year. A Committee has since been working on reviewing and updating the association's covenants. Recommended changes have been reviewed by the full board and are currently under review by our attorney. Once received back, they will be distributed to all members in good standing for voting – a more complete update will be provided later here.

- d. Firewise Community – following a great deal of work, we have been approved as a Firewise Community. Thanks to Lonnie and all participants in this effort.
- e. Forest inspection – the Forest Service conducted a beetle/pest inspection of our trees last Sept and 3 lots with affected trees were notified. All affected trees have been felled.
- f. Board Member Election. The Board conducted the annual election to select homeowners for 5 available Board slots. As with previous years, the Board used the Election Committee to validate the ballots prior to mailing as well as counting the submitted ballots. Results will be presented next.

Please Sign IN

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Dana + Steve Meridat		
David Miller		
Greg Biclański		
Craig Rhodine		

**Arrowwood Improvement Association
Treasurer's Report August 2017**

FINANCIAL STATUS:

Current cash on hand: \$17,981.47

Expenditures: \$ 64.25 Jackie Heyda, mulch for signs

Receipts: \$ 50.00 Dues
 70.00 Status Request fees
 .71 Interest Income
\$ 120.71

TASKS COMPLETED:

Completed status requests for title companies
Checked post office box weekly

NEW TASKS:

Status requests
Dues deposits

