

# **Arrowwood Improvement Association, Inc Annual Business Meeting (ABM) Minutes**

Saturday 23 August 2025

Location: Merveldt Home – 19090 Deerfield Rd

Picnic lunch served 1100 - 1200

## **I. President Called ABM To Order at 1203 P.M.**

- Introduction/Attendance of current Board members:
  - Board Members: Heather, Lou, Marcia, Lonnie, Cliff; Dana, Jeff; Wayne not able to attend
  - Standing Committee Members: Bob & Jackie Heyda (Neighborhood Watch), Greg Bielanski (Roads & Grounds), Elizabeth Mayo, Scott Koland, Steve Merveldt (Firewise),
  - New Board Members for FY 2025-2026: Mark Lawson, Mary Lou Figley, Audrey Larkin
- Review 2024 ABM meeting's Minutes: Approved by Board

## **II. Guest Speaker**

- Lou Johnson introduced the guest speakers:
- Mark Gunderman, Monument and (the former) Wescott Fire Departments, briefed the current status of several fire station upgrades, all of which will help the Monument Fire Department quickly respond to wildfires, house fires, hazardous materials, and other emergencies. The merger of the Tri-Lakes, Monument, and Wescott Fire Departments has been a huge success.
- Andy Kovac, Monument Fire Chief briefed the size and capability of his department. He applauded our work on wildfire mitigation and encourage us to keep working to reduce wildfires. His department is working hard to obtain more and better equipment, including chippers to support neighborhoods like ours. He addressed the issue of cisterns, which are extremely expensive, but noted that the department has recently purchased its largest water truck for neighborhoods like ours that don't have hydrants.

## **III. Treasurer Financial Report**

- Financial statements presented were from 9/1/2024-7/31/2025 11 mo. timeframe.
- Income Highlights:
  - Dues \$7,600; Chipping Fees \$900; Status Reports \$200; Misc \$75; TOTAL \$8,625

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- Expense Highlights
  - Sec of State Filing \$25; Sign Maint \$140 (solar lights); Insurance \$2,737; Legal \$6,949; Website maint annual contract \$457; Office & event supplies \$61; Printing, delivery etc \$276 (related to chicken ballots); Dues Software subscription \$919 (QB, Zoom, NEPCO & Clicksend); Bank & Merchant \$15; Total Expenses \$12,553.
  - Fiscal Year Loss (\$3,902)
- Briefly spoke of increased costs pertaining to insurance & legal fees from rental on Stirrup. Also mentioned that online payments were going to come with additional bank fees. Mentioned we could not sustain a desired bank balance with losses year after year.
- Sue Grant asked name of new Legal Council & what we were paying per hour.
- Details presented- Unanimous approval
- New financial business:
  - Online Payment: Test case completed for system verification; implemented and operational.

### **IV. Committee Reports/Business**

- Architectural Control Committee (ACC)
  - Jeff Sposato reported: 5 new garages, 5 chicken coops, 1 shed, 1 new home and 1 remodel
  - An ACC project spreadsheet was created to track progress of each structure
  - Heather reported on the “Chicken” vote last fall; 109 residents participated with 73 ‘yes’ and 38 ‘no’. Construction of a coop still requires approval of the ACC and counts as 1 of 3 structures allowed on the property.
  - Guidelines for Accessory Dwelling Units (ADU)s – Heather described statute/ordinance, Compliance with statute and AIA Covenants as follows:
    - a. ADU built as an addition to/inside the house structure
    - b. has the same roofline as the house
    - c. the dwelling is connected to a detached garage with apartment above
    - d. Board consensus is to enforce above options and not allow separate dwelling such as ‘Tiny Homes’

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- Neighborhood Watch/Welcome: Jackie Heyda
  - Jackie verified the credentials of an El Paso county volunteer to the Neighborhood Watch program. He drives a car with “Sheriff’s Possi” on the door. If you see him, don’t be concerned, as he is working with Jackie.
  - Jackie visited 2 new families and collected data for inclusion in AIA communication applications: Glad to have young families in neighborhood.
- Roads and Grounds: Greg Bielanski
  - Submissions to County database seems to get response within a couple of weeks
  - Homeowners can also report issues on the web site; more reports generate quicker reports.
  - Greg monitors Arrowwood entry signs; Other residents have helped keep the signs in good condition. Heather mentioned that as vegetation withers, the Board will convert to Xeriscape to reduce maintenance.
  - Wentworths replaced the solar lights illuminating the entry signs.
  - Greg reported on the vegetation at Stirrup and Furrow that blocks visibility of oncoming traffic. He will work to remove the obstruction.
  - Some discussion regarding Semi Trucks traveling Furrow to avoid weigh station. As of now, there seems to be no government entity willing to address the issue. Board will take the problem to NEPCO for potential group complaint to the State.
- NEPCO:
  - Meets 6 times/year. Multiple topics discussed regarding our community
  - Great speakers each time; Lou will provide minutes of each meeting for posting on our web page.

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- AIA is a member of NEPCO, therefore you are invited to the meetings at the Woodmoor Barn at 10:00 AM on alternate monthly Saturdays.
- January's meeting featured Roy Martinez from Tri-Lakes Preservation who is against Buckee's.
- March meeting typically features an attorney who reviews pertinent legislative actions.
- Include discussions of Casualty Insurance and the fact that many companies are pulling out of Colorado primarily due to wildfires and hail.
- Previous meetings included the County Sheriff; with 2700 employees, they are the quickest to respond.
- Late year meetings included County Commissioner Holly Williams and husband Wayne Williams who were able to answer any question presented to them.
- Firewise/Fire Mitigation: Elizabeth Mayo
  - Committee of Elizabeth, Heather, Scott Koland, Lonnie and Steve Merveldt.
  - Purpose is to make Arrowwood fire adaptive through mitigation education and property assessments to advise regarding specific mitigation actions. Monument Fire will also come to your property at no charge to make Firewise suggestions.
  - AIA with the help of the Fire Department and resident volunteers mitigates road easements. Road easements are 60 ft wide, 30 ft each side of centerline. Without mitigation the fire department will not enter into that area which also is a safety hazard to us to evacuate.
  - Steve Merveldt leads the Slash Chipping twice a year, usually May and October. Activity depends on volunteers to bring the slash to the chipper. This year we had 38 volunteers for 379 volunteer hours and 44 tons of slash.
  - We will have 2 chippers for October 4<sup>th</sup> so we need lots of volunteers.

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- This activity helps maintain our community as 'Firewise' with potential reduction in homeowner's insurance.
  - Next chipping day is 4 October and easement mitigation is 20 September.
  - Following mitigation activities we attempt to have a 'gathering' to get to know each other and celebrate the hard work and service accomplished.
  - Woodmoor Chipping days are available to Arrowwood residents for a small fee of \$5/load.
  - Financial Oversight:
    - Committee consists of Marcia, Dana, Paula, Lonnie, and Bob Heyda
    - Provide transparency into finances with monthly and yearly reviews.
    - All monthly reports are posted on the web page for your review.
  - Neighborhood Communication
    - Primarily Heather and Cliff; Cliff provides the posting of all documentation to the web page. Heather handles most of the text messaging.
    - Anyone who wants to be included, provide information to Heather. Texts will be minimal and only for important communication.
    - Heather authors a quarterly NewsLetter. Inputs from the community are welcome.
    - Betty Sosha added that in 1972 she used her son's woodburning set to make the original street signs.
- 5.
- Meeting wrap up:
    - .
      - a. Increase.
      - b. Heather responded with explanation/justification including attorney fees for covenant violations,

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insurance, financial tools, fire mitigation efforts,  
etc.

- Covenant Enforcement:
  - Who will lead this committee? Board discussion resulted in.

### **VI. Meeting Wrap UP:**

- Thanks to guest speakers.
- Thank you to the Merveldts for hosting the ABM
- Thanks to Lou for smoking the pork
- Motion to Adjourn at 1:26 P.M. Meeting adjourned