

**ARROWWOOD IMPROVEMENT ASSOCIATION, INC.  
PO BOX 431, MONUMENT CO, 80132**

**AIA ANNUAL BUSINESS MEETING (ABM)  
12 September 2020**

First Annual Business Meeting (ABM) via ZOOM opened at 1:00 P.M. followed by a few minutes of socializing allowing time for those having difficulty signing in to get settled.

Mr. Wheeler, President welcomed participants and called the meeting to order at 1:07 P.M. He introduced board members and their responsibilities.

**Board Members attending:**

Lonnie Wheeler - President  
Deb Fiala - Vice President  
Dana Merveldt – Treasurer  
Steve Merveldt – Fire Mitigation  
Greg Bielanski – Roads and Grounds  
Elizabeth Mayo – Firewise Specialist  
Bill Mayo – NEPCO Representative  
Jason Ward – Web Master  
Laurie Efram – Secretary (Absent)  
Robin Adair – Guest Speaker

**Owner members attending:**

Bob & Jackie Heyda  
Alta Olenik  
Don Hickox

**BUSINESS:**

**Guest Speaker**, Ms. Robin Adair from the Office of Emergency Management then spoke for approximately 10 minutes. She presented a set of slides reviewing potential emergencies, emergency response and some great ideas for personal and community preparation. The Emergency Management slide presentation will be posted to the AIA Web site.

**Reading of 2019 ABM minutes** – No minutes from the 2019 ABM were recorded, therefore, the reading was waived.

**Annual Treasurer's Report** – Dana Merveldt provided a detailed report of receipts and expenditures for the AIA 2020 fiscal year. The 2019-20 Profit and Loss statement can be found on the AIA Web site. Dana reported the proposed fiscal year budget. Lonnie suggested it be edited to include fees for the use of ZOOM for then next year. She made the updates and distributed for approval.

**Website Review/Promotion** – Jason Ward gave an update on the status of the AIA Web site. Greg Bielanski asked how much time is spent on managing the site. Jason suggested that following some learning curve, the monthly time spent was 15-30

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minutes each month. Since Jason has moved out of the neighborhood, the board is searching for someone to take over the Webpage management.

**NEPCO Summary of Discussion Items** – Bill Mayo reported on the NEPCO meeting held this morning (12 Sep) and referred all to visit the official web site. Bill reviewed some of the major discussion items, including additional growth north of Higby Road without infrastructure improvements. Details of the NEPCO meeting discussion can be found on the NEPCO.com web site, Log-In: “member”; PW:. nepco@2018

### **Recent Board Activities**

- Neighborhood Watch – Jackie Heyda & Deb Fiala jointly manage the neighborhood watch program for Arrowwood III. We welcome several new members to the community.
- Firewise Status – Elizabeth Mayo reported that there were no new items. However, the annual qualifying activities included over \$1,318.14 in chipping expenditures and over 600 hours of volunteer contributions.
- Chipping (to include October 2020 plan) – Steve Merveldt added that we will run the chipping event for this fall on October 3<sup>rd</sup>. It will be a volunteer activity and the chipper is secured. Lonnie will draft a letter to the community, advising all of the participation requirements.
- ACC Activities – Lonnie updated the ACC projects in progress which include:
  - Workshop/Shed additions at
    - 330 Highway 105
    - 80 Saddlehorn
    - 15 Pinewood Loop (Planning stage)
  - Ancillary structures
    - 65 Pontiac Loop - Pergola addition on existing deck (approved)
- Roads and Grounds – Greg Bielanski reported on the repaving on Stirrup Trail and Martingale. He stated that it took several calls to the county and though they never responded, the work completed is appreciated.
  - Contact: El Paso County Public Works-520-6460  
<https://publicworks.elpasoco.com>

**Board of Directors Election** – Although several invitations were made to owners to participate on the AIA Board as a community service, only one individual was willing to submit his name. The By-Laws were updated last year to permit foregoing distribution of an election ballot if the number of candidates is less than the number of open positions on the board. On even years (2020), there were 4 positions were up for re-election. Only one name was submitted as a candidate. Therefore, no ballot was distributed. Consequently, the non-contested candidate (Lou Johnson) was elected to the Board.

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An additional vacancy exists, which will be covered for one year by an appointment of a willing homeowner until the next election cycle.

Home Owner Member Attendee Concerns: No additional concerns were raised.  
The meeting was adjourned at 2:24 P.M.