

Arrowwood Improvement Association, Inc.
P.O. Box 431
Monument, CO 80132

Board Meeting Minutes
21 July 2021 via ZOOM

Call meeting to order – President Greg Bielanski, 7:02 PM

- Deb Fiala read the June minutes, the board approved with one amendment. Will be posted to website.
- Bob Heyda presented the Treasurer report – approved – full report will be posted to website.
- Committee Reports
 - Architectural Control
 - Garage , 180 Pinewood Loop- approved
 - New home on Lariat – water rights discussed
 - Shed , 350 Stirrup Trail- approved
 - Neighborhood Watch – Jackie visited new neighbors Stirrup Trail and 18475 West Way
 - NEPCO – Bill Mayo attended the meeting in July. Deb Fiala gave his report. Lenard Rieth presented the new HOA rules, most pertaining to HOA with annual dues in excess of \$500. Synopsis of meeting will be in newsletter when received, all available on the website
 - Fire Wise Community – no report
 - Chipping – Fall date for chipping event will be set at the August meeting
 - Roads and Grounds – Martingale potholes have been filled.
 - Website – Janette Breton had sent the board an email report of all additions to the website.
- Covenant compliance – re: 75 Saddlehorn Trail, the residents had agreed to comply with the County's order . Board will monitor progress.
- Items for discussion:

- Election planning – Pete Olejnik reported Lonnie Wheeler, Deb Fiala and Dana Merveldt are renominated for the coming year, so there are 2 open positions. It was decided an appeal would be made at the ABM for 2 residents to agree to be

appointed for 1 year. As this is not a contested election, there will not be a mail in ballot election.

- Annual Business Meeting – Saturday, August 28th at Merveldt residence 19090 Deerfield Rd. Bill Mayo has emailed Mr Gebhart (El Paso planner) about possibly speaking for the meeting. Dana Merveldt reported that burgers and brats will be grilled. Deb Fiala and Alta Olejnik to help.

- Future HOA meeting schedule – Monument Library has not reopened their Community Room, meetings will continue on Zoom until available. The next Board meeting will be the ABM.

- Member comments/issues – Joy Anderson resident Lot 39, owner Lot 41 described difficulties she was having with owner Lot 45 concerning the shared easement driveway going to Lot 41 that she was in the process of selling. She presented the

plat map obtained from El Paso County records department, a survey document and photos of the easement in question as well as other easements around Arrowwood III. The owners of Lot 45 had been sent an email from the board inviting them t

to attend the meeting, and provide documents to substantiate their position. No documents were received and the owners did not attend the meeting. A decision was made to contact the Association's lawyer and request that a letter be sent to the owners of Lot 45 explaining the easement.

- Meeting adjourned at 8.08PM

- Members attending:
Greg Bielanski (President)
Deb Fiala (Vice President)
Dana Merveldt (Treasurer)
Lou Johnson (Member at Large)
Lonnie Wheeler (ACC)
Joy Anderson
Dirk Anderson
Jackie Heyda
Bob Heyda
Alta Olejnik
Pete Olejnik
Vicki Mynhies
Stefan Fiala

