

Arrowwood Improvement Association, Inc
Monthly Board Meeting
Thursday 10 Apr 25
Location: [Zoom](#)

I.President Call To Order

- Note Board Attendance/Quorum met:
 - Attendance: Heather, Lou, Marcia, Lonnie, Jeff, Dana, Wayne, Cliff
 - Guests: Mary Lou Figley, Elisabeth Mayo, Pete & Alta Olejnik
- Approve Minutes for 13 March 2025
 - Approved via email-Unanimous

II.Treasurer Financial Report

- Financial Report for March 2025:
 - Marcia presented with unanimous approval
 - Opening balance: \$10,914.21
 - EOM balance: \$11,745.69; Increase for Dues collected
- New financial business: Marcia presented a list of delinquent homeowner dues and will re-address them

III.Committee Reports

- Financial Oversight: Online payment options reviewed
 - Choice between 'Quick Books' and 'Stipe'
 - Quick Books option provided most streamlined payment and tracking, minimizing detail actions by Treasurer. This option includes the best transaction security.
 - Unanimous approval to use Quick Books application to be implanted prior to 'Chipping' charges in late May.
- Executive Committee:
 - Attorney selection- Suzanne Leff
 - Dana reviewed email from Ms. Leff detailing approach to address violations at 360 Stirrup Trail.
 - Review included potential fine structure for non-compliance.
 - Concurrence from all board members to proceed with this attorney selection
 - Dana will collect and forward all data generated by previous attorney (Rioth) plus photos, emails and communication from tenant.
 - Urgency discussed to avoid 1 year statute of limitations for barn and coop construction
- Architectural Control:
 - Should ACC Application Form (2015 version) be updated for more relevance to current construction requests?

- Lonnie requested that Board members review the form and provide recommendations; Lonnie will upgrade the form.
- Follow up: Has Mouton been informed about 3 total rooflines? Yes
 - Lonnie emailed Andre' and spoke to Kelly Mouton advising her that 2 of the 5 structures on the property must be removed.
- Existing chicken coop compliance
 - Response from Niswonger: Starla provided a photo of the current coop. She also submitted a letter requesting a variance to setback boundaries for neighbor to the east of their property. No application or plot plan were submitted.
 - Jeff will reply with a request for a completed application, including measurements and identified placement/plot plan
 - Graham request for application and coop details letter was returned; Marcia re-addressed and mailed the letter; awaiting response.
 - Certified letters never reached Piasentin or Iannella
 - Lonnie/Jeff will re-issue the letters via standard mail and emails to request application and details.
- New applications
 - 65 Pontiac Loop – Eichman Shed and fence; Approved
- Neighborhood Watch/Welcome:
 - Jackie not available; However, vegetation at Arrowwood Dr. and Furrow Road was removed due to condition.
- Neighborhood Roads & Grounds:
 - NTR
- Firewise/Fire Mitigation:
 - Chipping Day May 17; Easement Mitigation May 3
 - Elizabeth, Steve and Lonnie surveyed Arrowwood, Lariate Loop and Saddlehorn; Saddlehorn selected for mitigation
 - Elizabeth sent letters to all residents on Saddlehorn Trail to advise of mitigation planned
 - Discussion of slash placed along driveway at 350 E Stirrup Trail; Elizabeth asked owner to move slash to road; Steve believes chipper can be oriented to accommodate current location.
- NEPCO:
 - Jeff and Marcia attended and stated high value of the meeting.
 - Insurance – Homeowners need to be aware of insurability for their property regarding fire vulnerability.

- Lou will ensure NEPCO has the correct Arrowwood boundaries and information for inclusion in the First Responder fire prioritization scheme.
- Neighborhood Communication:
 - Q2 Newsletter in progress; issues to be included are online payment option, dues increase, reminder for 'Special Needs' or disabled elderly to register with Fire Department and upcoming mitigation and chipping.
- Covenant Enforcement:
 - Angelo resigned for personal reasons.
 - Lonnie reminded board to begin now to invite neighbors to join the board via the next election. Members believing in and willing to enforce the covenants should run to have a full election event.

IV.New Business

- Board topics:
 - Potential new attorney. Dana reviewed the letter from Suzanne Leff. She provided a good summary of a possible resolution for the 360 Stirrup violations including unauthorized buildings and animals.
 - Dana will inquire regarding 1 year 'statute of limitations' for "Unknown" structures.
 - Dana will submit all communications, pictures and information from previous attorney to Suzanne Leff.
- Homeowner topics (submitted 10+ days before mtg): N/A

V.Schedule for next meeting & Adjourn

- Confirm Next Meeting Date: 8 May, 7:00 PM at the St Mathias building
 - Any Board Members who will not be in attendance at the next meeting: Cliff said he may not make the May meeting
- Motion to Adjourn
 - Meeting end time: Adjourned at 8:33 PM.