

Arrowwood Improvement Association, Inc

Monthly Board Meeting Minutes

Thursday, 8 May 2025

Location: St Matthias Church - Monument

I. President Call To Order at 7:01 P.M.

- Note Board Attendance/Quorum met:
 - Board Members: Heather, Lou, Marcia, Lonnie, Cliff;
 - Absent: Dana, Wayne, Jeff
 - Guests: Bill & Elizabeth Mayo
- Confirm previous meeting's Minutes approval: Minutes distributed via email to Board members - Approved

II. Treasurer Financial Report

- Financial Report for April 2025: Presented by Marcia: April balance- \$11,624.80; Current balance- \$11,750.80
- Details presented- Unanimous approval
- New financial business:
 - Online Payment: Test case completed for system verification; implemented and operational

III. Committee Reports/Business

- Financial Oversight:
 - Minor discussion about 'Dues increase'. The questions regarding justification were answered.
- Executive Committee:
 - Attorney progress update: Dana accumulate data and sent to attorney for 360 E. Stirrup Trail
- Architectural Control:
 - Guidelines for Accessory Dwelling Units (ADU)s – Heather lead discussion on proposed statute/ordinance; As understood it may be applicable only to 'municipalities':
 - a. built as an addition to/inside the house structure (as seen at 19190 Deerfield- Sharp house, with a walkout apartment downstairs)
 - b. has the same roofline as the house (as seen at 185 E Stirrup- where the Hanks and Parents share a single roofline but two separate living areas)

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- c. the dwelling is connected to a detached garage (as seen at 18205 Arrowwood- The Figley/Ray garage with apartment above)
 - d. Board consensus is to enforce above options and not allow separate dwelling such as 'Tiny Homes'.
- Previous chicken coop owner submissions:-
 - a. Nothing from Piasentin
 - b. Niswonger proposal needs follow-up with boundary infraction
 - c. Graham submission needs additional information
 - d. Letter sent to Iannella with 20 May response deadline
- Updated Structure application Form: Suggestions incorporated and sent for review; Lonnie will finalize forms and send to Cliff for posting
- New applications...
 - a. Rhodine-310 E Stirrup Trail: Barn Extension; Approved
 - b. Hoglin-18290 Martingale Rd: Car Port; Pending answers regarding other structures, Max 3
- Neighborhood Watch/Welcome:
 - Jackie - NTR
- Neighborhood Roads & Grounds:
 - Gregg - NTR
- Firewise/Fire Mitigation:
 - Progress: Saddlehorn Trail mitigation completed before noon.
 - a. Participants: Heather & Sam Sharp, Marcia & Russ Wentworth, MaryLou Figley, Gregg Bielanski and Vicki, Scott Koland, Steve & Dana Merveldt, Lonnie Wheeler
- NEPCO:
 - Meeting Saturday, 10 May
 - Next meeting will address 5 subjects via committees; Volunteers, Covenants, Quality of Life, Development & Growth and Communication
 - Lou will attend the Covenants session

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- Need volunteers to attend the other 5 groups.
- Neighborhood Communication:
 - Annual Dues increase feedback?
 - a. Email received from Steve Boone expressing concern of 150% increase.
 - b. Heather responded with explanation/justification including attorney fees for covenant violations, insurance, financial tools, fire mitigation efforts, etc.
- Covenant Enforcement:
 - Who will lead this committee? Board discussion resulted in determination to not have a separate committee. Enforcement is responsibility of all Board members with the President as lead and real support from all Board members.

IV. New Business

V. Homeowner topic (submitted 10+ days before mtg): **N/A**

VI. Schedule for next meeting & Adjourn

- Confirm Next Meeting Date: 12 June; 7 P.M.; St Matthias Church
 - Any Board Members who will not be in attendance at the next meeting: no response
- Motion to Adjourn at 8:04 P.M. Meeting adjourned