

Arrowwood Improvement Association, Inc.

April 9, 2026 Monthly Board Meeting Minutes

Location: St. Matthias Church

Meeting ID: 842 5578 6040 Passcode: AIA

- President Call to Order at 7:00pm
 - Note Board Attendance/Quorum met: Confirmed those in attendance Jo Byrne, Heather Sharp, Marcia Wentworth, Jeff Sposato, Karen Lawrie, Lou Johnson, Cliff Crozier, Mary Lou Figley
 - Confirm previous meeting's Minutes approval: yes and were posted on website.

 - Treasurer Financial Report: Ending Bank Balance (3/31/26): \$20,285.58
March Expenses: QuickBooks Subscription (\$75.00), CSFS Invoice (\$1488.00), State Farm Insurance (\$91.24), PO Box Renewal and Stamps (\$245.30), Merchant Fees (\$3.50), Totals \$1902.94
Homeowner dues and status fees: \$400.00
Interest Income: \$00.18
Ending Bank Balance (3/31/2026): \$20,285.58

 - Committee Reports & Business
 - Executive Committee: Reached 25 Saddlehorn and have a solution. Aging A/R down to 11 homeowners. Made contact with attorney – may have to look for a different company due atty being extremely busy.
 - Financial Oversight: Reviewed and Audrey will review when she returns.
 - Architectural Control:
 - 18215 Martingale – driveway materials were delayed, but on site now, soffit and fascia complete, gutters fixed.

 - 18580 Arrowwood – Audrey will check in when she returns. Homeowner made contact with arborist company.

 - 350 Stirrup Trail – Weed/fence issues deferred until spring. Review in May.

 - 365 Stirrup Trail – Still a work in progress but big changes have been happening. Homeowner has signed up for slash/chipping project. Cliff recommended Peak Disposal for their other yard waste.

 - 18045 Martingale – need to make contact for cleaning up property of old slash.

- Firewise/Fire Mitigation:
 - Discussed our upcoming NoFloCo events.
 - Discussed Wildfire Resiliency Code.
 - Chipping week: June 22 – July 3, 2026 (one week or other).
 - Mitigation Day is Saturday, 6/13/26. Letters will be sent out to homeowners who will be impacted. Letters will be sent out 2 weeks prior to homeowners.
 - Communication letter was sent to homeowners on CSFS work and chipping updates.
- NEPCO: Next Meeting is May 9, 2026 and Lou will be attending. Mary Lou attended the last meeting in March. Topic was Town of Monument planning, road changes and additional building and met Beth Lonquist who is a contact for Firewise.
- Neighborhood Roads & Grounds: Nothing to report. However, if someone has a complaint about the roads/potholes please contact the County.
- Neighborhood Communication: Buc-cee's discussion and Karen will send us some intel to send additional letters to various city and county folks.
- Neighborhood Watch/Welcome: Jeff is working on all things Welcome. He spoke with Jackie and got information on what she has done in the past. He has started a spreadsheet on the Google drive under heading of Welcome with details he is working through and would like some feedback. Need email address and cell phone number for new homeowners. Firewise info and all exits of neighborhood talked over and tell them we are Covenant protected community and where they can access the information. He is working on name tags for our upcoming events.
- New Business: Website – Cliff has been working on the homepage banner. Updates on financials, newsletter and Firewise has a new page and NEPCO has last meeting minutes posted.

Schedule for next meeting & adjourn:

- Confirm next meeting date: Next meeting will be May 14, 2026 @ 7pm at St. Matthias Church.
- Motion to Adjourn: Jo motioned and Mary Lou second.
- Meeting end time: *8:14pm*