

Arrowwood Improvement Association, Inc.

January 8, 2026 Monthly Board Meeting Minutes

Location: Zoom

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, Audrey Larkin, Lou Johnson, Jeff Sposato, Cliff Crozier, Karen Lawrie, Mary Lou Figley
 - Confirm previous meeting's Minutes approval: yes and were posted on website.

 - Treasurer Financial Report
 - Treasurer Report for last two months and motion of approval. October's ending bank balance was \$21,251.44. The total expenses in November were \$937.30. Ending bank balance was \$20,939.32. Then December financials – ending bank balance for November \$20,939.32. The total expenses in December were \$764.00. Ending bank balance was \$21,225.50. Financials were approved by board.
 - New financial business: Property at 25 Saddlehorn update with last correspondence from board to attorney on November 29, 2025 and no reply. Heather will make contact and will update the board.

 - Committee Reports & Business
 - Executive Committee:
 - Financial Oversight: Marcia and Audrey have reviewed the treasurer report and balance sheets for the months of November and December.
 - Architectural Control:
 - 18215 Martingale – Jo will respond to latest correspondence from them with ask for specific plan of action for the homeowner.
 - General complaints about home conditions:
 - Log for Tracking: Jeff and Audrey explained their new log for tracking information on various neighborhood issues.

 - 350 Stirrup Trail – Lou and Audrey have checked the property. Need to have a conversation with the homeowners and Lou will email.

 - 365 Stirrup Trail – No progress on this property. Cliff will contact them again and will follow up with both owners. Resolution TBD and discussed Covenants.

 - 18580 Arrowwood Drive - This lot was reviewed and there are downed trees on this lot, and particularly the ones near the road need to be addressed. Resolution – will contact homeowner and renter via email.

- Firewise/Fire Mitigation:
 - Need to communicate to Steve M, Lonnie and Greg that we are no longer paying for splitter repairs. May donate it if no one wants it - Karen has a charity she will check out and get us contact information.
 - Will start looking at chipping days with Fire Department.
 - Heather will be meeting with Elizabeth and Garrett on grant writing.
 - Jonathan Bradley, the Fire Chief, will be asked to do a forest inspection for fire, beetle kill, mountain beetle, mistletoe. Will ask about scheduling, costs, etc.
 - If any changes are made on the online contact list, please keep Heather informed.
- NEPCO: Meeting is later in January. Lou will update after meeting.
 1. Discussed evacuation plan from previous NEPCO as well as Bucc-ee's and how that evacuation plan looks off County Line Road. Also discussed how an evacuation plays out per Johnathan Bradley.
 2. Letter on Buc-ee's will be revised and sent to E Paso County Commissioners, NEPCO, and Monument City Council.
- Neighborhood Roads & Grounds: no updates.
- Neighborhood Communication: Next newsletter is being worked on next week.
- *Covenant Corner* for Newsletter: Beetle kill, mistletoe, downed trees.
- Neighborhood Watch/Welcome: no updates.
- New Business: no updates.

Schedule for next meeting & adjourn:

- Confirm next meeting date: Next meeting will be February 12, 2026 via zoom.
- Motion to Adjourn: Jo motioned and Heather second.
- Meeting end time: 8:12pm