

Arrowwood Improvement Association, Inc.

October 8, 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, Audrey Larkin, Lou Johnson, Cliff Crozier, Marcia Wentworth, Mary Lou Figley
 - Confirm previous meeting's Minutes approval: yes and were posted on website.
 - Treasurer Financial Report: August Ending Bank Balance: \$19,345.66
September Expenses: Legal Fees (0.00), Annual Insurance Renewal (\$2,395.09), QuickBooks Merchant Fees (\$257.00), Zoom Annual Subscription Renewal (\$178.62), QuickBooks Monthly Subscription Fees (\$75.00) Totals \$2,905.71
Homeowner dues and status fees: \$11,125.00
Interest Income: \$0.21
Total Receipts \$11,125.21
Ending Bank Balance (9/30/2026): \$27,565.16
Notes: Legal fees for 2 months will be seen in October financials, and 61% of homeowners have paid their annual HOA fees as of the end of September.
 - Committee Reports & Business
 - Executive Committee: 18580 Arrowwood Drive – still has downed trees, now will need to make contact as it is October.
 - New HOA Attorney proposed – complete proposal is on Google Drive.
 - Financial Oversight: Audrey will review financials over the weekend. Paula has already reviewed the financials and they are approved.
 - Architectural Control: Nothing to report.
 - Firewise/Fire Mitigation: The only item to mention is that the Grant will be revisited next year due to our short timeframe and lack of participation from the homeowners.
 - NEPCO: Cliff attended the meeting on September 12, 2026. The main topic was the Pikes Peak Rural Transpiration Authority on ongoing projects and plans along with timelines – road improvements, expansion, etc. Rick Sonnenberg PPRTA spoke as well as Jennifer Phillips of Town of Monument gave a presentation on Our Town, Our Taxes as well as long term planning for 2040 Initiative. There are a few open positions on the NEPCO Board –

Director of Membership and Wildfire Preparedness. Treasurers report was discussed and they have a small deficit. Harold Larsen discussed land use specific to wells and the county has a well initiative and they are looking for volunteers from the community to go out to residential properties to measure wells in terms of the water levels.

- Neighborhood Roads & Grounds: Nothing to report.
- Neighborhood Communication: The newsletter was sent out.
- Neighborhood Watch/Welcomes: Jeff is out of town so nothing to report.
- New Business: Nothing to report.

Schedule for next meeting & adjourn:

- Confirm next meeting date: Next meeting will be on November 12, 2026 online.
- Motion to Adjourn: Jo motioned and Marcia second.
- Meeting end time: 7:13pm.