

Arrowwood Improvement Association, Inc.

November 13, 2025 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, Karen Lawrie, Mary Lou Figley, Elizabeth Mayo
 - Confirm previous meeting's Minutes approval: yes and were posted on website.
 - Treasurer Financial Report
 - Treasurer Report for last month and motion of approval. Last month's ending balance of \$19,907.76, total expenses in October were \$984.99. Ending bank balance was \$21,251.44. Financials were approved by board.
 - New financial business: Sent two refunds to homeowners that paid both their annual dues online and sent in a check. Discussed reimbursing homeowner for wood splitter maintenance. Adding an additional Board member to bank account. Property at 25 Saddlehorn dues in arrears since 2018 and there is a lien on the home.
 - Committee Reports & Business
 - Executive Committee:
 - Financial Oversight: Marcia and Audrey have reviewed the treasurer report and balance sheets for the month of October.
 - Architectural Control:
 - 18215 Martingale – sending email explaining the Boards consensus on what needs to happen, when and actions that need to be taken. Heather will write the email and get it sent out.

General complaints about home conditions:

350 Stirrup Trail - The property was reviewed and it was determined that it was not in any violation of the covenants.

365 Stirrup Trail - The property was reviewed and we discussed whether it was in violation of rubbish and junk car covenants. We also discussed what was visible from the road. Resolution - TBD.

Complaints about downed trees:

405 Stirrup Trail - This lot was reviewed and it was determined that the downed trees are not on this lot, are actually located at 365 Stirrup Trail.

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 - contacting homeowner as the property is rented.

18540 Arrowwood Drive - This lot was reviewed and it was determined that the downed trees we think the person is concerned about are at 18580 Arrowwood Drive.

Update on other complaints:

95 Pontiac Loop - Dog barking nuisance – no further contact with homeowners on this one.

- Firewise/Fire Mitigation:
 - Elizabeth Mayo will be handing over Firewise/Fire Mitigation to Heather Sharp. This will be Elizabeth's last presentation.
 - In the past the Board has hired a forester from the National US Forest Service in Woodland Park to come through the neighborhood to give us an assessment to the health of our forest but mainly in regard to beetles. This was done every 3 years. We also discussed mole issues on several properties. Heather will do some research on additional information regarding an assessment, the potential timing of the assessment and associated costs and present it to the Board.
 - Elizabeth is waiting for approval for Firewise this year and should receive it at the end of the month and then a wrap up meeting with the Fire Dept next week. Talked over Fire Dept donation for chipping help. Marcia will send out the donation to the Fire Dept prior to Thanksgiving. The Board thanks Elizabeth for all her time, effort and help in the past years!
- NEPCO: Meeting was on November 15. Here is the summary from Lou:

The county commissioners are the guests. Wendy Williams, District 1, and Bill Wysong, District 1 (which now covers Monument and Palmer Lake east of I-25 and large portions of Baptist Road east). We are still in Wendy's district, but the two work closely as they pretty much cover all of northern El Paso County. I will try to summarize the big issues and those that concern us.

 1. Furrow Road traffic - a study has been funded to address this issue - apparently, we are not the only ones who have complained. There was some discussion of cameras.

2. Highway 105B road expansion project has been funded, going from Woodmoor Lake to Martingale. I spoke to Ms Williams about seeing if sound barriers could be added to the project for those homes on the north side of the road - she said barriers are not normally part of these projects but she totally agreed with the requirement and would look into it.
3. Baptist Road roundabouts on the west side have become a huge headache for Forest Lake residents as well as the county funded Evacuation study.
4. House Bill 24-1152, ADUs, the county is working on guidance. Parking seems to be one of the primary issues.
5. Denver Basin Aquifer Study - paid for by the county, it has been completed. It states that the Denver Basin Aquifer (of which our Dawson Aquifer is a part) is a reliable long term source of water. "No policy or code changes are recommended for El Paso County".
6. Noise Issues (from the Ford Amphitheater) still a big discussion between the city, county, and residents.
7. Peak Alerts - still the #1 best way in the county to get alerts. Probably should include this in a future newsletter.
8. Bucces - LOTS of heated debate - mostly, residents are concerned the corporation or county will pull a fast one. Not going to go into detail, since there was so much discussion, but I think at some point our HOA can weigh in with a letter to the commissioners, either on our own, or in concert with a NEPCO-led effort. Of the many reasons this is a bad idea, I think, the emergency evacuation angle (gridlock seems to be a key word) may be one of the key objections.

- Neighborhood Roads & Grounds: See NEPCO meeting summary notes.
- Neighborhood Communication: Will discuss in January about the next newsletter.
- Covenant Corner for Newsletter: Beetle kill, downed trees and noxious weeds.
- Neighborhood Watch/Welcome: signs at entrances moved away.
- New Business:

Schedule for next meeting & adjourn:

- Confirm next meeting date: No meeting in December. Next one will be January 8, 2026 via zoom.
- Motion to Adjourn: Jo motioned and Heather second.
- Meeting end time: 8:30pm