

Arrowwood Improvement Association, Inc.

August 15, 2026 Annual Meeting BBQ Minutes

Location: 19090 Deerfield Road

Meeting ID: 842 5578 6040 Passcode: AIA

- President Call to Order 12:15pm
- Note Board Attendance/Quorum met: Confirmed those in attendance Jo Byrne, Audrey Larkin, Lou Johnson, Mary Lou Figley, Marcia Wentworth, Jeff Sposato, Heather Sharp
- President Jo Byrne introduces Board and Committee Positions:
 - Jo Byrne – President and Rounds & Grounds
 - Lou Johnson – Vice President and NEPCO Representative
 - Mary Lou Figley – Secretary, Firewise Committee, Welcome Committee and Architectural Control Committee
 - Marcia Wentworth – Treasurer
 - Cliff Crozier – Board Member 5 – Website Manager
 - Jeff Sposato – Board Member 6 – Architectural Control Chair, Welcome Committee and Neighborhood Watch
 - Audrey Larkin – Board Member 7 – Financial Oversight and Firewise Committee
 - Heather Sharp – Board Member 8 – Fire Mitigation, Firewise Committee Chair & Compliance, Community Newsletter and Chipping Organizer
 - Karen Lawrie – Board Member 9 – Firewise Committee
 - Garrett Stephens – Firewise Committee
 - Stan Lawrie – Firewise Committee
 - Greg Bielanski and Jo Byrne – Roads and Grounds
- Confirm previous meeting's Minutes approval: yes and were posted on website.
- Arrowwood Improvement Association Profit & Loss Report for Full Year Sept 2025 – July 2026:

Total Income: \$19,750.00 comprised of Annual Dues \$18,850 – Status Request Fees \$550 – Chipping Fee Income and Clean Up \$375 and less Unapplied Cash Payment (\$25)

Expenses:

Fire Mitigation \$3,210.58 and Licenses, Permits & Filing Fees \$25

Administration Fees: \$7,464.57 comprised of Insurance \$2,895.67, Accounting Fees \$1,500.00, Legal & Professional Services \$78.00, Website Maintenance \$650.00, Printing/Postage & Delivery \$314.90, Dues & Software Subscriptions \$1,276.00 and Contributions/Donations \$750.00

QuickBook Payments \$275.91

Total Expenses: \$10,976.03

Net Operating Income: \$8,773.97 plus interest/other income \$5.89

= NET INCOME \$8,779.86

- Committee Reports & Business

- Executive Committee:

- Financial Oversight: Audrey & Paula Sposato review the financial statements and bank records monthly
- Architectural Control: Jeff discussed 2026 having 2 garage builds, 1 house build and 1 chicken coop build, however in 2025 there were 6 garage builds, 1 house build and 1 remodel / expansion and 5 chicken coop builds. There was a discussion as to how many vacant lots are left, and feel that there may be less than 3.

Construction in Arrowwood: The details for any construction go to the website and find the application to fill out, scan the additional docs required and send back to the email addresses listed and the Committee will review.

National Night Out – was on the first Tuesday in August.

- NEPCO: Lou briefed the Northern El Paso Coalition of Homeowners associations, which includes 40-50 HOA's. General membership meetings are held every other month. The May meeting was regarding the topic of water. The Denver Basin includes the Dawson Aquifer – the one that feeds our wells – which is NOT being replenished. A Denver water attorney stated 'that any agency that is relying on the Denver Basin for their water and does not have a renewable water plan is sitting on ticking time bomb.' What options do we have? Our best opportunity is/was the Loop Water Authority. Lou spoke with the Water Resources Manager over at Woodmoor – their aquifer is 2000 ft deep, and they recover about 60% of their water through lakes and reservoirs. After the 60% design review in November, they will consider new customers. That said, 3 of the 4 partners have now pulled out of the Authority and the entire project is in doubt. A few members asked about the state of our aquifer. The Denver Basin is shaped like a bathtub and at the edges of it, it is running dry. While no comprehensive study has been done since 1986, towns at the edges like Palmer Lake are losing access to reliable water. If the Loop Water Authority falls, our only options are two – A. a costly cistern, B. deeper wells, or C. refillable water tanks. That said, no well in Arrowwood has ever run dry in over 50 years and recent pump replacements have not indicated any great losses of water.

- Firewise/Fire Mitigation:

Mitigation was done in Oct 2025 and we covered 7 houses. Chipping day in the fall we had 29 volunteers and chipped 23.4tons of slash on 33 lots and our 2025 total we did 62tons of slash with 84 volunteer hours and the Firewise organization calculated that valued at over \$67,000.

In February 2026 we had the Colorado State Forestry Division walk all 400 acres of our neighborhood and ID active pine beetle trees, IPS beetle and mistletoe.

In April 2026 conducted a Home Hardening and beetle mitigation class.

In May 2026 did mitigation again and in June the Monument Fire Dept did chipping with a hired crew to chip 68 lots. They have indicated this will be an annual program.

The plan is to mitigate and chip this Fall – no dates have been set. We will send out communication about it.

We would ask all homeowners to clean up remaining bits in front of their homes from the chipping this summer.

- Neighborhood Roads & Grounds: Greg Bielanski reported that the County is going to pave Stirrup, Pontiac Loop, Deerfield and Ajo Way.
- Neighborhood Communication: Heather explained having homeowners cell phone numbers and emails to send out emergency info, HOA news, events and newsletters. Neighborhood Watch/Welcome: Change of ownership – new neighbors – we have had 11 of them.
- The Board would like to thank the Merveldt's for hosting the Annual Business Meeting this year. The Board wants to recognize Jackie and Bob Heyda for all the work done in previous years on the Welcome Committee. We recognize NoFloCo from Florissant County for their education classes here in Arrowwood 3.
Thank you to the Monument Fire Department for chipping.
And a big thank you to all OUR volunteers and Board & Committee members!
- Motion to Adjourn: Jo motioned and was second.
- Meeting end time: 1:30pm