

## **Arrowwood Improvement Association, Inc**

### **Monthly Board Meeting Minutes**

March 13, 2025

Location: [Zoom](#)

#### **I. President Called Mtg To Order at 7:03 P.M.**

- Note Board Attendance/Quorum met:
  - a. Heather, Lou, Marcia, Dana, Wayne, Cliff, Jeff, Lonnie
    - Angleo Stambene stepped down due to personal reasons
  - b. Guests: Robyn joined the meeting to review the proposal for an electronic payment system
- Previous meeting's Minutes provided by Cliff:
  - c. Unanimously approved via email

#### **II. Treasurer Financial Report**

- Financial Report for last month & Motion of approval:
  - a. Provided by Marcia; EOM balance approximately \$11,000; Report posted on AIA web page
- New financial business:
  - a. Marcia has sent letters to those delinquent accounts. There are about 19 properties in arrears.

#### **III. Committee Reports**

- Financial Oversight Committee: NTR
- Neighborhood Watch/Welcome Committee: NTR
- Neighborhood Roads & Grounds Committee: NTR
- **Neighborhood Communication Committee:**
  - a. Suggestions included potential increase in dues. Final inclusion will depend on new attorney costs.
  - b.
  - c.
- Architectural Control Committee/Covenant Enforcement:
  - a. Three total rooflines- Moutons informed? Lonnie will advise this week
  - b. Existing chicken coops - letters sent? status update?
    - Letters will be sent Friday, 14 Mar with a reply required NLT 10 April; Letters addressed to:

- 20 E. Stirrup Trail, 18145 Martingale, 18350 Martingale, 450 Lariat Loop
- c. Any other violations to address?
  - Report of more than allowed dogs on Lariat Loop
- d. New construction requests
  - Herebic Homes (Builder for Windle); request now past 30-day ACC commitment; Approved.
  - Mandeville; Awaiting readable copy of plans.
- Firewise/Fire Mitigation Committee:
  - a. Chipping dates landed? (May 17 or 31 & Oct 4 or 11)
    - Final dates not determined yet; Should know next week
    - Assessments and mitigation dates TBD
- NEPCO Committee:
  - a. NEPCO meeting this Saturday (15 Mar).
    - Marcia will attend; Jeff may if available
    - Corporate Transparency Act (CTA) may be a topic of discussion.
- Executive Committee:
  - New Attorney Selection
    - Some discussion regarding Lou's communication with Suzanne Leff. They have information on CTA and seem to be focused on HOA issues.
    - Dana will make contact this week with Lonnie and Heather to accompany her.

#### **IV.Old Business/New Business**

- Board topics:
  - a. Annual Dues increase plan - see this proposal doc
    - Discussion regarding notification of owners of HOA increased costs including attorney costs, required insurance increases, mitigations, etc. Board will coordinate on increase justifications which will then be communicated to public.
    - An estimate from an attorney for 360 Stirrup would be helpful in determining increase.

- Final determination needs to be complete prior to end of fiscal year.
- Unanimous concurrence on \$125/year increase
- b. Electronic payment options - see this proposal doc
  - Robyn Eppert joined the meeting and explained the options for electronic payments
  - Marcia and Dana were especially interested in the capability of interfacing with QuickBooks.
  - Implementation costs will be approximately \$500 including Robyn's work and the interface plugin.
  - Cliff and Marcia will coordinate with Robyn and itemize the cost and present to the Board.
  - All Board members were in favor and final implementation is targeted prior to September.
- c. Meet in-person again, starting in April pending availability of church facility
  - Homeowner topics (submitted 10+ days before mtg): N/A

#### **V. Schedule for next meeting & Adjourn**

- Next Meeting Date: April 10
  - Any Board Members who will not be in attendance at the next meeting:
    - Lou will be out of town but should be able to join
- Meeting adjourned at: 8:25 P.M.; pm