

Arrowwood Improvement Association, Inc
Monthly Board Meeting JUNE 12, 2025

I. President Call To Order

- Note Board Attendance/Quorum met: *Confirmed- Attended: Heather, Marcia, Cliff, Lou, Wayne, Alta Olejnik, and Larry Talley*
- Confirm previous meeting's Minutes approval: *Confirmed and posted on website*

II. Treasurer Financial Report

- Financial Report for last month & Motion of approval: *Month ended with \$11,509.11. Four outstanding homeowner dues and one outstanding chipping day fees; Heather motioned for approval and Lou seconded, all in favor, no opposed.*
- New financial business: *n/a*

III. Committee Reports & Business

- Executive Committee:
 - *CO House Bill 25-1043: ask for Suzanne's assistance?*
 - *Marcia sends letters to collect homeowner contact info if/when Jackie is unsuccessful connecting with them;*
 - *Heather asked for Board vote to forward the email from Rieth to Suzanne for her confirmation that we are not exempt (due to CCIOA exemption), how this applies to us, and advice. All in favor.*
 - *Board elections:*
 - *Terms ending for Marcia, Lonnie, Dana, Wayne & Cliff- they will each need to submit an email/letter to Lou if interested in retaining board seats, per our [By Laws](#).*
 - *Executive positions interest: Executive offices (President, VP, Treasurer, and Secretary) are one year appointments and all are up for volunteer acceptance. These positions will be appointed at the end of year Board session.*
 - *New election oversight team (Olejniks have resigned this responsibility as of Feb 2025)- Lou volunteered to collect board seat interest and determine if an election will be required. Should an election be needed, Lou and Heather will find new election team volunteers.*

■ Architectural Control:

- *Complaint for 18215 Martingale of disrepair, vegetation, outbuilding maintenance- Next steps for enforcement:*
 - *Larry Talley shared his complaint, and concern that property could attract squatters, and or result in child/pet injury. Home has been unoccupied for over 7 years.*
 - *Larry confirmed he emailed the homeowners without response, and left a note on an auto windshield when someone was in residence overnight in approximately July 2024. The next day a “no trespassing” sign was posted on the property.*
 - *Marcia confirmed an email was sent in October 2024 to Fowlers requesting their attention to the state of the house, shed and vegetation. This email outreach was initiated by the board during an easement mitigation day conversation. Homeowner’s reply indicated they would address the property in “Spring 2025”.*
 - *Heather offered to research El Paso County code regarding abandoned properties and potential for filing a complaint.*
 - *Heather motioned to move forward with Covenant Violation Process (Board send first letter); Cliff seconded; all in favor, no opposed.*
- *360 Stirrup update- Next steps/dates for enforcement:*
 - *Suzanne, AIA III Attorney, sent letter to Don Nelson on June 9; next step is second letter on June 29;*
 - *Marcia shared that she spoke with Don in the last week and he told her a new tenant was moving in soon;*

■ Firewise/Fire Mitigation:

- *Cistern Option- Heather shared about conversing with Jonathan Bradley, Mnmt Fire Dept, regarding possible fire fighting water storage solutions in Arrowwood III. Jonathan’s advice was to spend the resources on tree cutting instead. Neighborhoods with in-ground water cisterns for firefighting are located further from water sources than AIA III which is only a few minutes from Woodmoor water hydrants where trucks can be filled. Cistern and pressurized water pump construction and maintenance costs could be used for*

professional tree cutting. In Jonathan's opinion removing about half of the trees in our neighborhood would have a greater impact on a wildfire event. Jonathan has offered to meet with board and homeowners who are interested in further discussing this or other options.

- *Chipping Day*
 - *Board discussed the spring 2025 chipping event and the situation that required a second volunteer day to complete all of the work.*
 - *Board talked about ensuring that future volunteer firemen working the chipper machine need to follow our Firewise Committee guidance regarding 1) the order of the streets we will cover, 2) how much of any pile we will process, and 3) shutting the machine down for a short break at lunchtime, to provide a safety break and allow volunteers refreshment and rest. Board was unanimous in agreement on these points.*
 - *Board discussed that most homeowners have neither the equipment or expertise to do tree cutting/removal themselves. Balancing this with the Board's efforts to encourage more homeowners to have their properties mitigated, means we likely need to allow homeowners to pile some of those professionally cut branches for processing at chipping days.*
 - *Measurement of piles was proposed as a new sizing guide, rather than the time it takes to chip a pile. Using a "cord of wood" measurement - 4ft x 4ft x 8ft - was proposed as a limit for the total amount of branches that would be taken from a single property, no matter who cut and stacked them. This change will be discussed by the Firewise Committee and brought back to the Board.*
 - *The idea of increasing our chipping days to two-day (Sat/Sun) events was proposed. Counter arguments were shared and this idea was tabled.*

- Financial Oversight: *n/a*
- NEPCO: *n/a*
- Neighborhood Communication:

- *Several points were raised for inclusion in next community newsletter, including firefighter prioritization of homes that have been hardened/mitigated, list of professional tree cutting services in the area, and MVEA fiber network placement in easements*
- Neighborhood Watch/Welcome: *n/a*
- Neighborhood Roads & Grounds:
 - *Lights at entrance signs were checked and adjusted by Marcia and Russ Wentworth; any needed replacements are still to be determined;*

IV. New Business

- Homeowner topics (must be submitted 10+ days before mtg)?
n/a

V. Schedule for next meeting & Adjourn

- Confirm Next Meeting Date: *July 10*
- Motion to Adjourn /Meeting end time: *Heather motioned for adjournment at 8:10pm; all seconded and in favor.*