

Arrowwood Improvement Association, Inc
July 10, 2025 Monthly Board Meeting Minutes

Location: [Zoom](#) & St Matthias Church (Apr-Oct)

Meeting ID: 842 5578 6040 Passcode: AIA

I. President Call To Order at 7:01pm

- Note Board Attendance/Quorum met: *Confirmed and those in attendance were Heather Sharp, Lou Johnson, Marcia Wentowrth, Jeff Sposato, Wayne Mo, Elizabeth mayo, Audrey Larkin, and Jo Byrne.*
- Confirm previous meeting's Minutes approval: *yes, via email and were posted on website*

II. Treasurer Financial Report

- Financial Report for last month & Motion of approval: *Month's ending balance of \$11,176.73. Marcia covered the month's expenses. Heather motioned to approve and Lou seconded.*
- New financial business: *Two homeowners still owing on annual dues; 2025 dues to be sent via email, and can optionally be submitted via electronic payment.*

III. Committee Reports & Business

- Executive:
 1. Update from conversation with Attorney, Suzanne Leff:
 - a. 360 Stirrup update- *see email Heather sent to Mr Nelson regarding approval of chicken coop*
 - b. *CO HB 25-1043- AIA III is exempt since we are not CCIOA*
 - c. *Violation fine schedule/letter review- Ms. Leff will review a copy of our letter to the Fowlers, and the online fine schedule, to provide feedback.*
 2. 2025 election/officers:
 - a. *New volunteers confirmed? Audrey Larkin, Mark Lawson, and Jo Byrne have confirmed their desire to serve on the board. Signatures collected for each. No election required.*
 - b. *Aug 31 meeting time? Moving the officer selection meeting to Aug 24th, at 3:00pm due to conflicts.*
 3. Annual Business Meeting/Picnic-

- a. *Agenda- Board reviewed last year's agenda, made suggestions for changes, etc. Heather will draft a final copy and send to board for approval.*
- b. *Guest Speaker/topic- Elizabeth suggested a speaker covering water/aquifers. Lou to seek an interested party. Backup speaker will be Jonathan Bradley to cover wildfire risk, if no one else identified.*
- c. *Food plans- Lou will do the pulled pork; Marcia and Heather will purchase all other supplies; Heather to confirm with Dana supplies needed.*

■ **Financial Oversight:**

1. *Paula Sposato volunteered to be part of the Financial Oversight Committee for 25/26 board year.*

■ **Architectural Control:**

1. *18215 Martingale/Fowler compliance update- Activity? No activity seen at the house thus far; Second letter? Time for second letter to be sent; Heather to draft the second letter and get board approval. Marcia suggested sending an email along with the posted second letter. Board agreed.*
2. *18620 Arrowwood/Mouton compliance with three rooflines- Send letter? Yes, Heather to draft letter for two rooflines removal and send to board for approval.*
3. *Other applications? Hoglin car port on hold- need full application with more details; Jeff to respond to Hoglins confirming they know we are waiting on them;*

■ **Neighborhood Watch/Welcome: n/a**

■ **Neighborhood Roads & Grounds:**

1. *Marcia replaces the solar lights at entrance signs and performed some weeding;*

■ **Firewise/Fire Mitigation:**

1. *Pile size/cost calculation update - Discussion occurred about how to message the size and limitations around piles; Discussion to continue and updates to website to be determined by next year's board.*
2. *Autumn mitigation work day- when and which street(s)? Board landed Sept 20th as mitigation work date. Arrowwood Drive from Maverick to Deerfield will be the mitigation work focus. Elizabeth to send homeowners letters in September.*

3. *Chipping day- details confirmed? Oct 4th is date and we have two chippers from fire dept.*
4. *Food plans for mitigation work day and chipping day - Heather to ask Dana if she still plans to do the food, otherwise Heather will find a replacement or cover the food herself.*

■ NEPCO:

1. *Next mtg is this weekend and will host an HOA attorney covering recent legislation that may pertain to us. Lou to attend and share notes.*

■ Neighborhood Communication:

1. *Website contact form- need to update contacts, etc - to be done with board member updates in August;*

IV.New Business

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

V. Schedule for next meeting & Adjourn

- Confirm Next Meeting Date: *Aug 23rd, the ABM; Aug 24th will be officer selection meeting*
- Motion to Adjourn - *Heather motioned to adjourn. Jeff seconded.*
1. Meeting end time: *8:22pm*