

Arrowwood Improvement Association, Inc.

Sept 10, 2026 September Monthly Board Meeting

Location: St Matthias Church

Meeting ID: 842 5578 6040 Passcode: AIA

President Call to Order: 7:02pm

Note Board Attendance/Quorum met: Confirmed those in attendance Jo Byrne, Audrey

Larkin, Lou Johnson, Marcia Wentworth, Heather Sharp, Cliff Crozier, Karen Lawrie

Confirm previous meeting's Minutes approval: yes and were posted on the website.

Treasurer's Report (August)

- Ending bank balance: \$19,345.66
 - Opening balance: \$19,384.47
 - Expenses: \$313.97 (legal maintenance \$69, Websites by Robin \$20, ABM food supplies \$149.97, QuickBooks \$75)
 - Income: \$275 in dues and status fees
- Current balance sitting at ~\$26,600; ~58 members (~1/3) have paid dues so far
 - Dues due October 1st
- Three properties with \$10 late charges from last year dues not being paid.

Budget and Financials Approval

- July financials not yet sent; Marcia to send July and August
- 2026/27 budget not yet published or formally approved
 - Executive session was skipped after the annual business meeting due to no position changes so deemed unnecessary.
 - Marcia to distribute fiscal year P&L with year-over-year comparison and budget by email for member approval, then post to website

Executive Committee and Covenant Issues

- All neighborhood issues resolved except 18580 Arrowwood
 - Board asked them to hold off until October; will not revisit until November meeting
 - Audrey to send a reminder email about the October deadline
- Architectural control: Jeff absent, no new business
- Homeowner inquiry: painting does not require an application; lean-to garage counts toward roofline
- Exterior color covenants: no explicit guidance in covenants
 - Only reference is "no bright or rainbow colors" on the application

- Homes have been painted/restuccoed without applications

Fall Chipping Decision

- Consensus: no fall chipping event this year
 - Fire department's spring/summer program is now annual
 - Slash pile at Black Forest closes this Saturday (last day for slash; mulch only the following Saturday)
- Newsletter and group text to go out this week confirming no fall chipping ○ Fire department did a great job, strong community participation, and road work so opting out of fall chipping
- Residents with beetle-kill trees advised in February to wait until fall to cut; newsletter will clarify no chipping event so they don't put out slash expecting pickup
- If small groups want to self-organize (rent a chipper, 3-4 households), that's an option ● Mitigation needs 15+ volunteers for one street; chipping is easier to recruit for (lower skill barrier)
- Broadcast chipping only going forward: no site-to-site hauling, chips spread on-site ● March board meeting: lock in specific 2027 spring and fall dates
- NEPCO meeting: Saturday at Woodmoor Barn, 10am; topic is Parks and Recreation
- Q4 newsletter items:
 - No fall chipping announcement
 - Pedestrian safety reminder: walk against traffic (prompted by resident concern about dog walkers)
 - Thank-you to picnic attendees; encourage more turnout at annual business meeting
 - Possible link to road painting/paving page
- Road paving update: Martingale added to the paving schedule, likely after core samples flagged its condition
- Fire restriction banner updated to Stage 1
- Neighborhood Watch signs (vintage metal, from Lonnie): Lou has them; discussion deferred on whether to post them and whether the HOA qualifies as a compliant neighborhood watch community
- Next board meeting: October 8th at the church (Karen will not attend)

Motion to Adjourn: Jo motioned, Heather second.

Meeting end time: 7:54pm