

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 27, 2011

EXECUTIVE SESSION – 6:15pm – 6:50 pm.

The board discussed 3 legal issues and a personnel matter.

BOARD MEETING

1. Call to Order – Jim Hale called the meeting to order at 7:00 PM.

Board members present: Jim Hale (Vice President), Nick Oakley (Treasurer), Craig Gaydos (Secretary), Anne Stevens-Gountanis (ACC Director), Paul Lambert (Director of Public Safety), Carolyn Streit-Carey (Director of Forestry), W. Lee Murray (Director of Common Areas), Kirstin Reimann, (Director of Covenants).

Board members absent: Chuck Maher, Board President (Excused).

Staff in Attendance: Matt Beseau (WIA HOA Mgr), Kevin Nielsen (Chief, Public Safety)

Visitors present: Harriet Halbig (Our Community News Reporter), Liz Miller, Ed Miller, Chris Wright, Dan York.

2. Approval of Agenda – Jim Hale asked to add an item to the agenda under ACC Project Fee's #16-New Business. Gaydos then moved to approve the agenda, seconded by Oakley. Motion carried unanimously.

3. Approval of Prior Meeting Minutes – Motion to approve 03/23/11 minutes by Oakley, seconded by Murray. Motion carried unanimously.

4. Owners Comments. – A presentation was given by Chris Wright & Dan York, co-owners of the newly established Pikes Peak Brewing Company at Woodmoor Center on Lake Woodmoor Drive. They informed the Board that they want their business (2200 sq ft) to be a community center/family place. They will serve beer, wine and soft drinks, and some food from local restaurants. Opening date scheduled for some time between end of May and Mid June. Hours of operation will be 11am-9pm and 11a-11pm on weekends. The business will hold special events for the community & charity. They will have an outdoor beer garden, acoustic music for special events (inside music only). They have a brew pub liquor license application pending. The board ask several clarifying questions about the business and thanked them for their presentation.

Reports

5. President's Report – Maher absent (excused). No report.

5. A. HOA Managers Monthly Summary – Beseau reported that the changeover to bring the bookkeeping back in house on 04/01/11 went smoothly. He stated that he is currently searching to hire a part-time covenants person, will be attending a "Law Day" class hosted by CAI, and that WIA renewed their annual membership with NEPCO.

6. Vice-President's Report – None.

7. Treasurer's Report – Oakley presented his monthly report for March. March income of \$8028.28, Jan 01, 11- Mar, 31, 2011 income of \$677,120.90 which makes up 89.6% of budget. Expenses were \$58,513.98 with YTD expenses at \$167,625.75 (23.9%), Nick stated we are under budget here by 1%.

Oakley reported that he would be transferring monies from the operating account to take out two (2) CD's to include 1-6 month & 1 9 month CD.

Oakley informed the Board that WIA was picked at random for an audit by the IRS. They request review of 2009 employee tax records and a portion of the financials. Oakley made a motion to "Execute IRS Form 2848 Power of Attorney for the May 03, 2011 audit by IRS for Kenneth Waugh (Waugh Goodman and Associates) and to include Matt Beseau, effective only for this audit and including follow-up questions, pending the legal opinion of our law firm." Seconded by Stevens-Gountanis, motion carried.

Oakley stated that six (6) card tables were purchased for the barn and that the \$180 would be taken out of the barn chair reserve.

8. Covenants Report – Reimann reported there were 30 covenant violations for March and 11 HOA checks performed. The top three (3) violations were: junk, slash & trailers.

9. Public Safety Report – Lambert (deferred to WPS Chief Nielsen). Nielsen reported that there would be two (2) officers on duty to help with the Firewise Event at the Fire Station. He stated that although there have been no bear sightings, they are out of hibernation and residents should be mindful of their trash containers, B-B-Q grills and keep bird feeders away from the house. He stated that WPS would be willing to deliver all newcomer packets. Nielsen stated that he would be going on vacation for two (2) weeks from May 12-25, 2011.

10. Architectural Control Report – Stevens-Gountanis reported that a new Roofing material color was approved in March. There were 20 projects total. Anne will request that another Board member attend NEPCO when she will be absent. She will call them to schedule coverage.

11. Forestry Report - Streit-Carey reported that March was fairly quiet on evaluation requests. Streit-Carey reported that Forestry is working hard on the important WIA Firewise day to be held on May 07. She stated that Forestry is working on publicity with the Gazette and the Tribune, has a meeting with the presenters and that Reimann will be contacting radio and T.V. She reminded the Board that the WIA Chipping Day will be held on June 04 and that Jim Woodman has started an aggressive training (classroom & field) for new forestry volunteers and has dates scheduled.

Update on Forestry Grant. There is approximately \$6000 remaining in the grant which expires Aug 31.

12. Common Area Report – Murray reported that WIA insurance carrier recommends signs be posted at the ponds that state "No swimming & no ice skating". He states that WIA will get bids but that we may want to utilize the same contractor that made the WIA wooden entrance signs. Murray stated that WIA still needs volunteers for the Great American Cleanup to be held on May 14. He reported that there have been two (2) instances of someone dumping slash in the common areas. He showed the Board the

new “resin” top card tables to be used for the barn. Murray also reported that WIA will secure bids for deck repair which is an item listed in the 2011 reserves. The hazardous waste collection date was postponed as they could not accommodate WIA’s scheduled dates. This will be discussed at a later date to see if a fall drop off can be orchestrated.

Murray informed the Board that long time renters “Aliyah Church” has found a permanent home (lease with purchase option) and will not be renting the barn after April 2011. WIA wishes them well in their new home.

Old Business

13. Governing Docs – Gaydos reviewed with the Board the Amended Governing Document change process. Discussion ensued and Gaydos answered questions and informed the Board that no substance was changed since January-only verbiage.

Gaydos moved that the WIA Board approve distribution of the ballots and the amended Governing Documents for voting upon and consideration. Motion seconded by Oakley, motion carried.

Gaydos stated that no date has been scheduled to count or finalize the ballots and that residents have until the end of May to send their ballots in.

New Business

14. – Pikes Peak Brewing Company - Survey letter received by the WIA from EL Paso County in regards to an application for a brew pub liquor license on behalf of Pikes Peak Brewing Company. There was discussion of the business and location. A motion to authorize the WIA Manager (Matt Beseau) to respond to the survey with a yes vote was made by Gaydos and seconded by Murray. Motion carried unanimously.

15. – ACC Fee Schedule – There was discussion concerning the previous Board doing away with all fees in 2009, increasing costs of doing business, fuels costs rising, etc. Gaydos stated that compared with other HOA’s WIA fees are less expensive even with the proposed new fee schedule. Motion to approve new ACC Fee schedule as presented to the Board to become effective June 01, 2011. Stevens-Gountanis moved and it was seconded by Gaydos. Motion carried unanimously.

16. – WIA Website - Gaydos gave a brief update on the current status of the website. He states that the homepage has evolved as the intro page. He requests that the Board members look at the website and send any input they have about it to him. Gaydos informed the board that he is looking into the website to be more user friendly by looking at options for the design.

The meeting adjourned @ 8:20 pm as noted by Oakley, seconded by Murray.

Craig Gaydos, Secretary

Date _____