

WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
December 21, 2011

EXECUTIVE SESSION – 6:15pm – 6:55 pm

One (1) personnel matter was discussed.

BOARD MEETING

1. Call to Order – Chuck Maher called the meeting to order at 7:04 PM.

Board members present: Chuck Maher, (President), Jim Hale, (Vice President), Craig Gaydos (Secretary); Anne Stevens-Gountanis (Director of Architectural), Paul Lambert, (Director of Public Safety), W. Lee Murray (Director of Common Areas), Jim Woodman (Director of Forestry).

Board members absent: Nick Oakley (Treasurer), Kirstin Reimann (Director of Covenants), both excused.

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

Visitors present: Harriet Halbig (Our Community News Reporter).

2. Approval of Agenda – Chuck Maher asked if there were any changes to the agenda. There were no changes. Hale then moved to approve the agenda, seconded by Stevens-Gountanis. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Chuck Maher asked if there were any changes or corrections necessary to last month's meeting minutes. There were none. A motion to approve the 11/16/11 minutes was made by Gaydos, seconded by Woodman. Motion carried unanimously.

4. Owners Comments. – None

Reports

5. President's Report – Maher. No report.

6. HOA Managers Monthly Summary – Beseau reported that he successfully completed a Professional Community Association Management Development (PMDP) class (M-100), Dec 01-03, 2011 with the Community Association Institute (CAI), and was awarded a certificate. He also reported that the WIA annual dues statements were mailed out to the members on December 12, 2011. Beseau informed the board that Century Link had contacted the WIA for access of installing a box in the Wild Duck Common Area. The Board was also informed of a Prism proposal & presentation from Konica Minolta concerning software and Doc Record that is set up on the copier and ties into the Access program with automation server. The cost for setup and software would be \$8k

and a yearly maintenance of \$700. The board requested additional bids and information.

7. Treasurer's Report – Oakley absent (excused)- No report.

8. Covenants Report – Reimann absent (excused) - Beseau reported for Reimann on covenant figures for November. He reported that there were (8) HOA checks performed (8 homes that changed hands), there were 96 covenant violations issued in November and the highest number/ types of violations were: slash/dead trees (13), animal/barking dogs (12), and nuisance violations (11).

The next covenant hearing meeting scheduled for January 11, 2012, will not be held as there are no hearings pending at this time.

9. Public Safety Report – Lambert stated that there were two employees who due to business or personal reasons were unable to utilize their full vacation time. Because of policy on vacation carryover Lambert requested to make a motion.

Motion

Lambert made a motion “I move that we allow a WPS & an Administrative employee to carry over excess vacation leave which is to be used within the first 90 days of 2012”. The motion was seconded by Hale and the motion passed unanimously.

Lambert then deferred his report to Nielsen. The WPS Chief (Nielsen) reported that they are working with Woodmoor Park concerning the recent number of garage doors being left open. He stated that WPS will not enter private property and will instead notify the HOA or Management Company.

10. Architectural Control Report – Stevens-Gountanis reported that she has been continuing to work with the Monument Academy School on two (2) concerns; the lights on the modular buildings; and fulfillment of the landscaping plan. Anne reported that the school will turn the lights off at night for the two modular buildings to avoid further complaints and they will be switched to an emergency only mode. Planting trees on the northwest side will be addressed in the spring and the school states they are committed to get this done. Stevens-Gountanis also reported that she was asked to serve on the board for NEPCO.

Stevens-Gountanis also reported that the ACC Committee has been working very hard on revising the Design Standards Manual (DSM) and that the completed full version will be completed by the January 25, 2012 board meeting. She thanked the entire committee for their hard work on this project. Maher asked that the final version be distributed to the entire board prior to the meeting.

11. Forestry Report – Woodman. No report.

12. Common Area Report – Murray reported that the flat roof portion of the barn had a leak on December 10th which resulted in a portion of the wood floor being damaged. He stated that a claim was filed with the insurance company and that the snow on the roof had been shoveled off and the roof repairs completed. He said he was in the process of soliciting bids for the floor repairs.

Old Business

13. Governing Docs/Ballots – Gaydos reported that he will update the consent count for the revised Declaration of Covenants and report to the board.

14. Election – Hale informed the board that there are four (4) candidate's registered for the 2012 board candidate election. Beseau stated that WIA is working on setting a date to hold a "Meet the Candidates" at the barn prior to the annual meeting and that the Women's League of Voters will conduct the vote counting again this year.

New Business

15. Annual Meeting/Re-organization Meeting(s) – Maher reminded everyone of the Annual Meeting to be held on January 30, 2012 at the Lewis Palmer Middle School. He also stated that the regular board meeting will be held on Jan 25th and a Board re-organization meeting will be held on Feb 01, 2012 at 7:00pm. Maher will chair the meeting until a new board president is selected.

The meeting adjourned @ 7:50 pm.

Craig Gaydos, Secretary

Date