

WOODMOOR IMPROVEMENT ASSOCIATION
HIGHLIGHTS OF THE BOARD OF DIRECTORS MEETING
MAY 25, 2011

(These are **NOT** Minutes, which have yet to be approved,
but rather notes from the above meeting.)

IRS AUDIT – Nick Oakley reported that the audit took place on May 3rd as announced at last month's meeting. We hope to complete all activity within 30-60 days depending on the resolution of certain open issues. We have been told that the audit is part of a national research project, that WIA was picked randomly, and that the focus would be on the year 2009 and on employment practices and our non-profit status. The audit raised questions about the log for one vehicle, the policy for Uniform allowances for WPS officers, and a number of payments made in 2009 without receipts for the festivals and the study of the Marsh trail.

Nick noted that the practice of issuing payments without receipts or invoices was stopped in February, 2010 and that the WIA staff is now collecting all necessary information for the IRS.

FORESTRY – The Firewise day on May 7th was a success with over 150 people attending. Thanks to the volunteers and outside organizations who staffed it that day. Training of new volunteers has been ongoing and we now have 3 more who have been qualified.

Chipping day will be June 4th, volunteers are needed for staffing (free lunch!). Times are 8-4, at the fire station.

COMMONS AREAS – Great American Clean Up day on May 14 was a success with over 35 volunteers and a lot of debris cleaned up from the various areas.

The annual fish stocking of Lower Twin Pond and Wild Duck Pond has been completed. 1 fish limit for kids, capture-and-release for adults.

The no swimming/skating signs are underway and mowing is about to begin, with two mows scheduled this year.

The church that used the barn on Saturdays for the last 6 years, and has now moved to their new home, presented WIA with a thank you plaque that will be on display in the office.

HOMEOWNER COMMENTS – Two homeowners who live near 105 and Furrow addressed the board regarding maintenance of the nearby common area and excessive on street parking on Tall Pine Lane. The board thanked them for coming to the meeting and raising the issues. The board discussed both issues and several Board

Directors and the WPS chief met afterwards with the owners to follow-up on those issues.

PUBLIC SAFETY – The board approved a motion to hire a part-time officer for the summer months. This is covered under the 2011 budget. Kevin Nielsen reported that all ponds except Hidden Pond have been treated for West Nile virus. Hidden Pond will be added if we get enough rains to give it more volume. The treatment attacks mosquito larvae but nothing else (including adult mosquitos).

COVENANTS – Top 3 issues were signage and slash piles in yards.

ARCHITECTURAL CONTROL – Reminder that new fees start June 1.

TREASURER’S REPORT – Nick Oakley provided the April statement and update. Expenses continue to be slightly below budget, income is on target.

GOVERNING DOCUMENTS – Over 700 ballots have been received so far. This is more than twice the number needed for the quorum requirement for the Articles of Incorporation and Bylaws. The voting on those two documents closes on May 31 and the board expects to announce the results shortly thereafter.

The proposed Declarations of Covenants follows a different ratification process due to requirements of Colorado state law and the wording of the existing covenants. Nearly 2000 lot owners must sign consent forms before the new Declarations is ratified. Once the Articles/Bylaws election is complete the plan is to start a summer campaign to obtain the remaining necessary consent forms for the Declarations.