

WOODMOOR IMPROVEMENT ASSOCIATION
HIGHLIGHTS OF THE BOARD OF DIRECTORS MEETING
NOVEMBER 16, 2011

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

CHANGE OF MEETING DATE – The December board meeting will be held on the 21st instead of the 14th as originally scheduled due to schedule conflicts with many board members.

TREASURER'S REPORT – Treasurer Nick Oakley reported income for October of \$17,356.50 and income of \$765,991.20 year to date (101.3% of budget), with October expenses at \$58,727.13 and YTD expenses at \$570,808.69 (7381.4% of budget). Oakley stated that we are currently 1.9% below budget year to date.

PUBLIC SAFETY – WPS Chief Kevin Nielsen stated that he has completed a training course “Train the Trainer”, which is equivalent to Crossing Guard training and is looking in to training for “flaggers” or directing traffic for WPS officers. He plans to complete this within the next 60-90 days. He also reported that there were two (2) Mountain Lion sightings in the areas of the Northpark Common Area & Furrow & Tall Pine. Nielsen said there were two (2) incidents of criminal trespass in south Woodmoor where vehicles were broken into. In both cases, the vehicles were left unlocked by their owners.

Chief Nielsen reported that the last bear sighting was three (3) weeks ago but requests that residents continue to keep trash cans stored, bird feeders inside and grills stored. As winter approaches, he reminds residents that ice skating on the ponds is not permitted and skis and snowboards are not permitted on Toboggan Hill. He informed the board that WPS will keep an eye on Toboggan Hill during the snow periods and sledding and reminds everyone that sledding is done “at your own risk”.

ARCHITECTURAL CONTROL – ACC Director Anne Stevens-Gountanis reported that she spoke to El Paso County regarding mother-in-law apartments. President Chuck Maher asked that this information be brought up during the new business items. Stevens-Gountanis stated that the ACC members are continuing to work on revising the Design Standards Manual (DSM) and she hopes to have a lot done by the January 2012 meeting.

FORESTRY – Forestry Director Jim Woodman reported that there will be a forestry volunteer “end of the year” potluck party on December 9 for all of the volunteers that give of their time to support WIA forestry and use their own vehicles & gas for doing all of the free lot evaluations. He informed the board that there will be no cost to WIA as it will be funded by volunteer contributions. He explained that this type of function helps to keep the volunteers together as a group.

COMMON AREAS – Common Areas Director W. Lee Murray reported that the following maintenance projects were completed: replaced malfunctioning WPS exterior door; 3 basement doors adjusted as they would not close properly; and the deck paint damaged from a barn rental party has been repainted. Murray also reported that a chair cart had been ordered for the recently purchased new padded chairs as the old cart did not fit the new chairs.

GOVERNING DOCUMENTS – HOA Manager Matt Beseau informed the board he is continuing to work on soliciting WIA members for consent forms to pass the new revision of the Declaration of Covenants. WIA has received approximately 50 additional consent forms for the Amended and Restated Declaration of Covenants, Conditions & Restrictions. Discussion was held on how to get the required number of consents to pass the new revision. It was determined that a 2nd mail out would be needed with them being sent to South, North & Woodmoor Placer. A motion was approved to spend up to \$1000 for this 2nd mailing.

BOARD ELECTION – Vice President Jim Hale informed the board that currently, there is (1) candidate registered for the 2012 board candidate election. Beseau stated that there are 1-2 other interested members at this time.

Hale stated that he is continuing work on a revised ballot to be sent out. Maher asked that it be finalized and ready to present to the board for approval at the December 21 meeting.