

MINUTES OF THE WOODMOOR IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING

January 5, 2005

1. John Ottino, WIA President, called the meeting to order at 7:00 p.m.
2. WIA Board Members present:

John Ottino	President
Susan Shields	Vice-President
Gina Hagglof	Interim Treasurer
Elizabeth Miller	Architectural Control
Allan McMullen	Common Areas
Laurie Healy	Covenant Enforcement
James Woodman	Forestry
Hans Post	Public Safety
3. WIA Board Members absent:

Tom McCabe	Secretary
Betty Hutchinson	Treasurer
4. Staff in attendance:

Kevin Nielsen	WPS Chief
Camilla Mottl	WIA Executive Director
5. Visitors present:

Chris Pollard	Community News
Geoff Gillette	Tribune
6. Approval of minutes: The December 1, 2004 minutes were approved as written.
7. Ottino welcomed visitors to the meeting.

New Business

8. Gina Hagglof gave a detailed review of the November 2004 Financial Statements. Hagglof explained that she would not be able to have her 2004 year end report and overheads ready for the annual meeting until after January 20th, as there are still some outstanding 2004

- ❑ McMullen gave Mottl a list and a written outline of his presentation that should not take more than 5 minutes.
 - ❑ Healy stated her report would take 5 minutes and will center on why we have covenants, a breakdown of 2004 activities and rules that we plan to ask for owner input on in 2005.
 - ❑ Woodman presented the overheads for Forestry. Due to the Mountain Pine Beetle threat, Woodman will need a full ten minutes to cover a minimum of the information owners need to know to protect their pine trees. More information will also be available at a table located near the entrance doors to the meeting for owners to view.
 - ❑ Post will need 10 minutes to give an overview of WPS activity for 2004 as well as information on what owners can expect in 2005.
10. Mottl informed the members that she had met with Mr. Jay Lowden to review the governing documents for the Jackson Creek parcel on Tuesday, December 2nd. Mr. Lowden, the Vice President of Financial Development for the YMCA Pikes Peak Region discussed their plans to build on Woodmoor Placer Tract A in Jackson Creek. This parcel is currently zoned by the Town of Monument for planned commercial use. However, due to a settlement agreement between Jackson Creek Land Company and the WIA in 2000, the parcel falls under commercial covenants mutually agreed upon and will be part of the WIA. Lowden stated that the Tri-Lakes Tribune misstated when they printed “groundbreaking could take place by spring of 2005”. At this time, he stated it would probably be another two years before breaking ground on the facility actually occurs. A fundraising campaign is what will begin in 2005. He was not aware that the parcel had any covenants or would be part of Woodmoor. Mottl gave him a copy of the pertinent documents and requested he keep in contact regarding their timetable so the appropriate documents could be submitted to WIA.

Old Business

11. Mottl again spoke with the insurance agent regarding the signs at the pond requesting they reconsider their signage requirement for our ponds. They finally agreed that we could remove the signs and replace them with ‘No Trespassing’ signs.
12. Ottino reported that he has been engaged in ongoing discussion with John McCarty -and has approached Commissioner Wayne Williams regarding Woodmoor traffic issues. Ottino attended the December 4 NEPCO meeting, which hosted the Commissioner as a guest speaker. Ottino solicited updates on pertinent issues in hopes of passing them along to Woodmoor residents at our January 31st annual meeting. Ottino told Williams that John McCarty had been very responsive to several requests from Woodmoor Public Safety (WPS) such as a placing a stop sign at Fairplay and Scrub Oak, moving the school zone signs on Woodmoor Drive, filling pot holes on some deteriorating roads. While we are very appreciative of the support received on these issues, traffic through South Woodmoor continues to be a significant problem and is getting worse by the day with all the development to the north, east and south of Woodmoor. The north and east growth creates more commuters cutting through South Woodmoor and the development to the south (Market Place and all its shops including Home Depot and potentially Walmart) draw a lot of traffic. Additionally, the preferred school board position of turning Lewis Palmer High School into a "mega school" instead of building a second high school will also draw significantly more student traffic through South Woodmoor. Ottino provided Williams white paper identifying

the specifics along with what we believe is/are the only viable solution(s) to deterring motorists from using residential streets, or at least slowing them down if they do. Those solutions are Fairplay improvement; strategically placed residential speed humps; and extending Furrow Road south to Higby. WIA is willing to delay placement of speed humps if the County will improve Fairplay (Additional Funding Request -AFR- for the widening and pedestrian lane striping of Fairplay Road has already been submitted) and/or extend Furrow. These actions would also require improving associated intersections along Hwy 105 and Higby to accommodate more traffic entering and exiting on them. The bottom line: something must be done to mitigate the traffic flow through residential areas of South Woodmoor. WIA believes there are three possible solutions.

- ❑ Improve Fairplay so it will be the preferred route for north and south bound traffic commuting back and forth through South Woodmoor
- ❑ Place speed humps at strategic locations to discourage use of residential streets for commuters and encourage them to use an improved Fairplay Road (or Furrow)
- ❑ Extension of Furrow Road. Although not much discussion has taken place about this as a possible solution, it may be worth of serious consideration. Extending Furrow south to link up with Higby Road may also eliminate a significant amount of traffic through South Woodmoor. This extension may already be in the long-range plan, so accelerating it on the schedule may be worth serious consideration.

Ottino is waiting for a response from Williams.

13. Miller presented a written first draft of new design standards for multi-family structures. Wasson will type the draft for submission to the ACC for review.

The Board adjourned to Executive Session at 9:16 p.m.

The Board resumed regular session at 9:44 p.m.

The meeting adjourned at 9:45 p.m.

RESPECTFULLY SUBMITTED:

Date _____ WIA Secretary: _____