

MINUTES OF THE WOODMOOR IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING

February 2, 2005

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

Susan Shields	Vice-President
Betty Hutchinson	Treasurer
Gordon Reichal	Secretary
Elizabeth Miller	Architectural Control
Laurie Healy	Covenant Enforcement
James Woodman	Forestry
Hans Post	Public Safety
3. WIA Board Members absent:

John Ottino	President
Allan McMullen	Common Areas
4. Staff in attendance:


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

Chris Pollard	Community News
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6. Approval of minutes: The January 5, 2005 minutes were approved as written.
7. Shields welcomed visitors to the meeting.

New Business

8. Mottl distributed the '04 Year End Financial Statement that was reviewed by former Treasurer Gina Hagglof at the 2005 Annual Meeting.
9. Shields read the Certificate of Election noting that the nominees for the Board of Directors (Elizabeth Miller, Hans Post and Gordon Reichal) were elected by acclamation since there were three Board vacancies and only three nominees. No nominations were made from the floor. It was also noted that, since the school was closed due to inclement weather, the meeting and election were held at the WIA Community Center instead of the Lewis Palmer Middle School. A sign was placed on the school entry door and a WPS officer directed attendees from the school to the WIA Community Center (the "Barn").
10. Shields congratulated Liz Miller, Hans Post and Gordon Reichal on their election to the Board.
11. Shields directed that a formal thank you to Gina Hagglof be placed in the minutes expressing the sincere appreciation that the Board members and staff have for her work and contribution

 Denotes Action Item

 Denotes Bright Idea

in serving as the interim Treasurer.

12. Shields opened the floor to nominations for President of the WIA Board of Directors through January of 2006. Woodman **nominated** John Ottino. Shields **seconded** the nomination. All were in favor. The motion **passed**.

13. Shields invited nominations for all other officers and directors through January of 2006. Discussion ensued. Woodman **moved** to nominate the following slate of Directors and

Officers:	Susan Shields	Vice President
	Gordon Reichal	Secretary
	Betty Hutchinson	Treasurer
	Liz Miller	Director, Architectural Control
	Allan McMullen	Director, Common Areas
	Laurie Healy	Director, Covenant Control
	Jim Woodman	Director, Forestry
	Hans Post	Director, Public Safety

Miller **seconded** the motion. All were in favor. The motion **passed**.

14. Mottl explained the necessity of removing and replacing authorized signers for all WIA financial institutions. Healy **moved** that all previous signatories be removed as authorized signers for WIA financial accounts at Peoples National Bank, Air Academy Federal Credit Union, World Savings Bank, U.S. Bank and Integrity Bank; and that appropriate paperwork be presented to said institutions naming John Ottino, President; Susan Shields, Vice President; Gordon Reichal, Secretary; and Betty Hutchinson, Treasurer as the authorized signers. This includes the safety deposit box at Peoples National Bank, which will include Camilla Mottl, the WIA Executive Director as a signatory. Woodman **seconded** the motion. All were in favor. The motion **passed**.

Healy **moved** that Camilla Mottl WIA Executive Director and, in her absence, Denise Cagliari, WIA Bookkeeper, be authorized to make telephone transfers of funds at Peoples National Bank as necessary. Woodman **seconded** the motion. All were in favor. The motion **passed**.

15. Mottl distributed Conflict of Interest Statements to Gordon Reichal and Betty Hutchinson for their review and signature.

16. Miller stated that members of the ACC voted unanimously to recommend Woodmoor homeowner Thomas E. Lux for approval by the Board as a member of the Architectural Control Committee. Mr. Lux, a WIA member in good standing, is a retired engineer and surveyor. Healy **moved** that the Board approve Thomas Lux as a member of the Architectural Control Committee. Woodman **seconded** the motion. All were in favor. The motion **passed**.

17. Miller presented a roofing material to be added to the current list of approved roofing for the Board's approval. The material is Landmark and Landmark TL by Certainteed. It is a 50-year roof that meets Woodmoor requirements. Board members viewed the roofing and discussion ensued. Members agreed that the roofing be added to the approved roofing list in

the colors Black Walnut, Moire Black, Burnt Sienna, Painted Desert, Colonial Slate, Resawn Shake, Driftwood, Heather Blend, Hunter Green, Thunderstorm Gray, Granite Gray, Weathered Wood, Shenandoah, Cumberland and Overton.

18. Healy reminded members of previous discussions regarding changing the rule on sheds requiring they have the same siding as that of the home. This is difficult for owners with stucco homes due to the inability of most sheds to support the material. Healy requests that members consider changing this rule (found on page 34 of the Design Standards Manual). Healy will e-mail specific wording for the change to all members prior to the next meeting for their review so it can be discussed at the March meeting.
19. Mottl distributed the Variance/Appeal/Hearing Sign-up Roster to members.
20. After Action Review of the Annual Meeting - Members agreed that they preferred holding the annual meeting in the Barn. Holding it in the smaller venue versus the LPMS cafetorium seemed to promote more owner interaction. A disadvantage to holding it in the Barn is that many of those attending have to park across the street at the school. Also, if we ever have more members attend than the number that have come the last few years, the Barn would be too small. Everyone voiced dissatisfaction with the quality of the slide presentation using overheads. Purchasing a multimedia projector was discussed. The lower priced ones cost between two and three thousand. We should also invest in a microphone. It was agreed that Treasurer Betty Hutchinson would review the financials and make a recommendation at the March Board meeting.
21. Healy was unable to make the annual meeting due to illness. She explained to members that she would not be forming a committee to look at the present rules and regulations. Instead, she will be soliciting feedback directly from the owners via the Town Meeting and website. This will allow all owners a chance to voice their opinions. Once this information is gathered, she plans to do a survey so that any major rule changes made by the Board will be done in response to a majority response of the owners.

Unfinished Business

22. Woodman showed a video (Danger - Wildfire Threat) regarding being a Firewise Community. The video showed how a community in New Mexico could have been saved much of the devastation of wildfire by practicing fuel management techniques. Woodman then reviewed the following components describing what becoming a Firewise Community involves.

Criteria

- Enlist a wildland/urban interface specialist to complete a community assessment and create a plan that identifies agreed-upon achievable solutions to be implemented by the community.
- Sponsor a local Firewise Task Force Committee, Commission or Department that maintains the Firewise Communities/USA program and tracks its progress or status.
- Observe a Firewise Communities/USA Day each year that is dedicated to a local Firewise project.
- Invest a minimum of \$2.00 per capita annually in local Firewise projects.

- ❑ Submit an annual report to Firewise Communities/USA that documents continuing compliance with the program.

Sample “Firewise Day” Activities

- ❑ Host a chipping day for residents to remove excess vegetation from their property, as well as community property.
- ❑ Hold a pine needle or debris removal day in cooperation with the local fire department.
- ❑ Hold a Firewise education day that provides information about proper plant and construction choices, introduces local staff, and distributes pertinent Firewise information for the community.
- ❑ Create a fuel removal project that enlists local volunteers.

Sample Program Activities

- ❑ Place articles in the local paper about wildfire and the need for your community to be prepared for it. Showcase your accomplishments.
- ❑ Conduct Firewise landscaping and construction information sessions at a local home improvement store.
- ❑ Modify homeowner association covenants to include Firewise concepts.
- ❑ Enlist local fire staff to conduct a wildfire hazard overview at a community meeting.
- ❑ Distribute Firewise information at community festivals.
- ❑ Include homeowner tips in community newsletters.
- ❑ Conduct Firewise information sessions at association meetings.

Woodman also distributed a Firewise Communities Message Points/ Q&A communiqué for members to review.

Considering becoming a designated Firewise Community is the issue before the members. Firewise Communities/USA is a nationwide initiative that recognizes communities for taking action to protect people and properties from the risks of fire in the wildland/urban interface. Woodmoor falls under this category.

There are currently only three in Colorado (near Larkspur, Boulder and Estes Park). He pointed out that undertaking this program would require another group of volunteers that would focus on the Firewise Program only, since the Forestry/Tree Monitors are already busy. It will also require some financial aid. However, attaining this designation would make Woodmoor eligible for additional Federal Grants. Woodman requested members review the material he distributed and give thought to deciding whether or not we would like to undertake launching this program for Woodmoor.

The matter was tabled. Members agreed to continue discussion at the March Board meeting.

The Board adjourned to Executive Session at 8:36 p.m.

The Board resumed regular session at 9:10 p.m.

23. In light of the recent tragedy involving the pond in Gleneagle, members agreed that discussion on the use of the ponds in Woodmoor would be placed on the March meeting agenda.
24. The El Paso County Planning Commission will be holding a hearing on the final plat for Walters Commons (Walters Place Townhomes) on February 15. Shields and Mottl will represent Woodmoor at the hearing.

25. Mottl will hold a short Introduction to the Board Training Session on Saturday, February 5th at 11:30 a.m. for the new Board members.

26. WPS will be purchasing the Smart Trailer this month as previously budgeted for.

27. Hans Post informed members that CDOT has finally agreed to meet with us.

The meeting adjourned at 9:15 p.m.

RESPECTFULLY SUBMITTED:

Date

Gordon Reichal, WIA Secretary