

# MINUTES OF THE WOODMOOR IMPROVEMENT ASSOCIATION

## BOARD OF DIRECTORS MEETING

March 2, 2005

1. John Ottino, WIA President, called the meeting to order at 7:01 p.m.
2. WIA Board Members present:

John Ottino	President
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
Allen McMullen	Common Areas
3. WIA Board Members absent: None
4. Staff in attendance:

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

Chris Pollard	Community News
Agnieszka McFadden	Woodmoor resident
George McFadden	Woodmoor resident
Paul Riesling	Woodmoor resident
Geoff Gillette	Tribune
Bill Walters	Woodmoor resident
6. Approval of minutes: The February 2, 2005 minutes were approved after note that Hans Post was nominated and approved as Director for Public Safety needed to be added to paragraph 13 as a WIA Board member.
7. Ottino welcomed visitors to the meeting.

### New Business

8. Hutchinson distributed the following January 31, 2005 financial reports; WIA Profit & Loss by Class, WIA Profit & Loss Budget vs. Actuals, and WIA Balance Sheet. Discussion followed. It was noted there has not been sufficient financial performance of plan to actual expenditures to establish a trend to this point. Hutchinson will have a more detailed financial analysis available for the next WIA Board meeting. At this first monthly review, no significant issues were raised and the report was accepted as written with observations.

9. Mottl distributed Signatories for Financial Institutions documents to the new WIA Board of Director Officers (Hutchinson and Reichal). These documents provide direction to the WIA financial institutions to accept Hutchinson and Reichal as authorized to commit WIA funds.
  
10. May 1<sup>st</sup> was discussed as the need date for the next WIA Newsletter to “get the word out” and announce the Woodmoor May 14<sup>th</sup> Great American Clean-up activities. Further discussion identified an earlier need date as April 15<sup>th</sup>, to announce a Woodmoor Town Meeting, tentatively planned for May 19<sup>th</sup>, and to support Jim Woodman’s concern that “early word” warnings to WIA residents about the threat of Mountain Pine Beetles that traditionally start swarming in June are needed quickly. The potential damage of these beetles is considerable and worth as much advance warning to Woodmoor residents as possible. Since individual mailings typically cost \$600 each, it was decided to save funds by including all the above items in one mailing. The decision was made that article submission is needed no later than April 1<sup>st</sup>, for a planned April 15<sup>th</sup> publication date. It was further noted that an on-line Town Meeting is being planned sometime after May 19<sup>th</sup>. No date for this on-line event has been selected.

### **Unfinished Business**

1. Post provided a briefing on a meeting held at CDOT Field Location in Monument. Minutes of this meeting are provided herewith:

#### **Meeting held at CDOT Field Location Monument**

February 25, 2005

WIA: Ottino, Post, Nielsen

CDOT: Mark Andrew, resident engineer CDOT

Yun Su Han Project manager CDOT

Ted Tjerandsen Chief construction manager (Wilson & Comp)

Et al

NEPCO: Courreau

Ottino explained WIA problems:

- a. SH105 cuts through Woodmoor with many intersections, of which especially Fair Play Drive and Lake Woodmoor Drive are hazardous. Speed on 105, density of traffic are seen as a serious problem.
- b. As there already are many traffic lights on 105 and more to come at Knollwood and LDS church, traffic has a tendency to cut through south Woodmoor. This can only get worse with increasing development.

Andrews explained CDOT situation:

- a. Existing geometry of 105 not optimal
- b. Money is scarce. There is \$3m available for new 105 overlay from 83 to Palmer Lake, from which 10% could be spent on safety issues.
- c. Furrow/105 intersection is being reconstructed with turn lanes and sight improvements (\$1m).
- d. SH105 is not a “high accident” area compared with other State areas.

- e. There is no long term plan for 105 improvements
- f. Fair Play / Lake Woodmoor could be a candidate for improvement if money can be found. CDOT has petitioned for money for an assessment of Fair Play.
- g. Traffic lights along 105 near I25 will be fitted with coordination interconnection to provide green wave.
- h. Speed is determined by the 85% rule; after the new 105 overlay is done a speed study will be carried out.

After some discussion Andrew stated that as part of the overlay project several smaller safety improvements could be provided along 105: signage, flashing lights, temporary speed reductions or turn restrictions, striping, shoulder drop-offs, delineators, culvert improvements and removing fixed objects in sight line (dead trees etc).

The traffic light at LDS church is not certain at this time. There is no firm plan to interconnect the Knollwood and LDS traffic light to the green wave connection.

Furrow improvement will take about 2 – 3 months from now. The overlay of 105 will take about 3 to 4 months from 1 April.

Both parties will keep each other up to date on developments.

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 In other discussion:

- Baptist improvements sorely needed, but funded with RTA. Widen and connect to Hodgen.
- Higby may be diverted south to cross JC Pw at right angle and continue on overpass over I25 to Mitchell. Funds from Monument and developers. Developers may improve the rest of Higby.
- CDOT may pursue an older plan to swap 105 to County for some Academy/I25 area.
- WIA will use Smart trailer to establish traffic patterns, reduce speeds and coordinate with EPSO.
- WIA will coordinate with LPHS on through traffic in south Woodmoor

2. Healy discussed a change in the shed rule. The content of this resolution is provided herewith:

WHEREAS, the Woodmoor Improvement Association (hereinafter called “Woodmoor” or the “WIA” or “Association”), a Colorado non-profit corporation, is empowered by the Declaration of Covenants as well as the statutory provisions of the Colorado Common Interest Ownership Act, the Colorado Non-profit Corporation Act, its bylaws and applicable law, to institute such rules as it deems advisable, including interpretation and enforcement of the Covenants; and

WHEREAS, the WIA concerns itself with appearance of the community and requires lot owners to follow its design standards and landscaping requirements when developing their property, and

WHEREAS, the purpose of the WIA covenants and rules and regulations are to protect the value and desirability of WIA properties, and

WHEREAS, certain design standards are defined in the WIA Rules and Regulations, Design Standards Manual, Part IV,

THEREFORE, IT IS HEREBY RESOLVED that, effective March 2, 2005, following notification to the owners, the Rules and Regulations of the Woodmoor Improvement Association, Design Standards Manual, Part IV, Section VII, Design and Construction Guidelines, G. The Building, Page 34, 9. Storage, b) Ancillary Buildings and Sheds (vi) is hereby amended as follows:

From:

The shed/ancillary building siding shall comply with the same standards that apply to the house on the property, and the siding materials and colors shall match those on the existing house. Architectural accents on the house shall be repeated on the shed to reflect coordinated construction.

To:

The shed/ancillary building siding shall comply with the same standards that apply to the house on the property, and the siding materials and colors shall match those on the existing house. On sheds only, if the home is stucco, siding material may be of other approved exterior wall material, but must be the same color as the stucco on the home. Architectural accents on the house shall be repeated on the shed to reflect coordinated construction.

Miller **moved** for acceptance of the resolution, Woodman **seconded** the motion. All were in favor. The motion **passed**.

3. Ottino discussed the WIA Board of Directors adopting responsibility for the area from Peoples Bank to the Fire Station as part of the Great American Clean-up. Reichal raised a concern about clean-up activities intruding on private property and expressed a desire to contact the owner's and seek their permission. Chuck Farington was mentioned as a Point of Contact for the old Falcon Inn area. Assuming owner's permission, the recommendation was favorably received by board members. Mottl took an action to contact the property owners and seek their permission to include portions of their areas, adjacent to the roadway, as part of the clean up. Action pending.
4. Woodman discussed the actions required to become a Firewise Community. Discussion centered around several open issues needing further definition, the need for recruits to help with the Firewise activities with the note no volunteers had yet to be recruited for this effort, and with the large volunteer effort expected to assist in controlling the Mountain Pine beetle swarming; it was recommend to table this item until after July 2005. All agreed. (Reference: Minutes of the Woodmoor Improvement Association Board of Directors Meeting of February 2, 2005, item 22 for details of Firewise Community Criteria and Activities).
5. Pond usage was discussed. It was agreed that a fundamental responsibility of the WIA Board of Directors is to address the safety of Woodmoor residents and their guests. A consensus was reached that recent area pond accidents requires a review of current WIA pond use policy. It was recommended current posted signs around WIA ponds be changed to No Ice Fishing, No Skating, and No Trespass and strictly enforced by Public Safety. It was noted the ponds had been initially intended for aesthetic purposes only. An additional concern was raised under a potential circumstance where a Woodmoor resident may invite many guests onto WIA common areas, especially dangerous frozen pond situations where elevated risk of injury could occur such as the accident in Gleneagle, which could then result in WIA liability for injury. A decision was made to raise this pond usage issue at the next town meeting and solicit resident input. McMullen took an action to gather estimated costs to maintain a new

facility to support ice skating should a decision to prohibit pond use be recommended at the town meeting. (Reference: Minutes of Woodmoor Improvement Association Board of Directors Meeting of February 2, 2005, item 23 for earlier pond usage discussion)

6. Hutchinson discussed purchase of a multi media projector. There are funds in the budget for purchase of this type equipment, however this projector is not specifically identified within the existing budget. Costs to purchase are estimated at approximately \$3,000. It was also mentioned a new laptop computer & software may be required to drive the projector and costs for this were not know if included in the \$3,000 estimate. It was noted that at January's Annual Meeting, the readability of the current projector to the audience was terrible. Reichal suggested specific performance criteria be developed for the projector before purchase in the room environment where the projector was planned to operate. Training on use of this equipment was discussed but it is believed there is sufficient experience available on the WIA Board to preclude additional funding for projector use training. Mottl and Woodman accepted an action to survey available equipment on the market and seek a demonstration of the equipment in a typical room environment.

The Board adjourned to Executive Session at 8:44 p.m.

The Board resumed regular session at 9:55 p.m.

7. Post announced Clarie Donovan as a new Woodmoor Public Safety officer.
8. Post announced a planned meeting with LPHS on March 10<sup>th</sup>, 2005 to discuss traffic.

The meeting adjourned at 10:01 p.m.

RESPECTFULLY SUBMITTED:

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Date

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Gordon Reichal, WIA Secretary