

MINUTES OF THE WOODMOOR IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING

April 6, 2005

1. John Ottino, WIA President, called the meeting to order at 7:04 p.m.
2. WIA Board Members present:

John Ottino	President
Susan Shields	Vice-President
Betty Hutchinson	Treasurer
Elizabeth Miller	Architectural Control
Laurie Healy	Covenant Enforcement
Hans Post	Public Safety
Allen McMullen	Common Areas
3. WIA Board Members absent:

James Woodman	Forestry
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4. Staff in attendance:

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

Chris Pollard	Community News
Geoff Gillette	Tribune
Jay Lowden	YMCA
Doris Fuchs	1020 South Park Drive
6. Approval of minutes: The March 2, 2005 minutes were approved as written.
7. Ottino welcomed visitors to the meeting.
 - a) Jay Lowden, Vice President of Financial Development of the Pikes Peak Region Young Mens Christian Association (YMCA) gave an update on the progress of the proposed YMCA to be located on part of Tract A in Woodmoor Placer, which will fall under the Jackson Creek/Woodmoor Covenants developed in 2000. Lowden explained that they are well into the process of the development. A market study was performed in 2001 and a Steering Committee, chaired by Lynn Spear, was formed in 2003. In 2004 a fund-raising feasibility study was executed. They plan on having a multi-use sports field made of turf with rubber pellets so that it can be used (weather permitting) year-round. The initial facility will be 40,000 square feet and built in a way that will allow expansion, if needed. It will contain various sports rooms, meeting rooms, a Family Fun Center, gymnasium, aerobics room, wellness center, walking track, pool, child care, etc. Lowden has already met with Mottl and received the covenants and they plan to honor them and be good neighbors. They are also working with LPHS. They hope to have one entrance off of Jackson Creek that will be directly across from a parking entrance the high school is proposing off of same. They plan on starting a Capital Campaign in the upcoming months that will last 16 to 18 months. They would like to break ground about a year from now. When questioned about their relationship with Tri-Rec, Lowden explained

that the YMCA severed their relationship with Tri-Rec because their only interest is providing a program that gives every child the opportunity for youth athletics and activities.

- b) Doris Fuchs addressed the members regarding the layout of her lot and a proposed shed that will encroach on the setbacks that was disapproved by the ACC. It was explained that, although the Board may give variances on rules and regulations for good cause, the law does not permit them to waive any of the original covenants. Alternate possibilities were discussed and Mrs. Fuchs was encouraged to work with the ACC in trying to find a design that will meet her needs and abide with the covenants.

New Business

8. John Ottino confirmed receipt of Gordon Reichal's resignation submitted on March 9, 2005 Requests for volunteers to fill the Secretary position at this time and Reichal's three-year term will be requested in the April newsletter.
 9. Hutchinson distributed the February 28, 2005 financial reports including WIA Profit & Loss by Class, WIA Profit & Loss Budget vs. Actual, and WIA Balance Sheet. No significant issues were raised and the report was accepted as written with the Treasurer observations.
 10. McMullen stated that he was working on the Great American Cleanup and had already received commitments on three monetary donations. He stated he would need help on the signs and Ottino stated he would be happy to help. Mottl informed McMullen that WIA was short on orange vests and garbage bags. McMullen will do an inventory to be sure we have adequate supplies.
- ☞ McMullen will inventory GAC supplies to ensure adequate numbers of vests, garbage bags, etc are on hand

Unfinished Business

- ☞ 11. McMullen is also investigating options and costs regarding the installation of a common area winter ice-skating rink. A question was posed regarding the common area labeled "The Playground". McMullen is going to check into the cost of installing playground equipment and maintaining it. Mottl is to check on what, if any, increase in insurance premiums the installation of playground equipment might cause.
12. Regarding the open space and Pulte townhome development, Ottino stated he had met with the Walters on March 4th and they once again reaffirmed their commitment and desire to place the 133 acres adjacent to the multi-family development into a conservation easement (CE). They are working with a CE state certified appraiser. If the appraisal makes it feasible to place the property into a CE and if El Paso County (the land grant authority who would oversee the CE) agrees to the arrangement, they will place it in a CE. However, if the appraisal does not make it feasible and/or El Paso County does not agree to placement of the property into a CE, the Walters will have to pursue other options to keep the property as open space. Once again, the Walters have strongly stated it is their intention to keep the 133 acres in question as open space even if the CE falls through. Also, we now have a signed letter of intent to do so from the Walters. Ottino reiterated his March 25 update on the Pulte

☞ Denotes Action Item

☀ Denotes Bright Idea

Townhome issues. Based on advice from our attorney and a personal discussion with Commissioner Williams prior to the Board of County Commissioners (BOCC) hearing on 10 Mar 05, the Board decided it was in the best interest of Woodmoor to negotiate an agreement with Pulte. The negotiated agreement resulted in Pulte dropping the lawsuit they filed against WIA and they agreed to team with WIA to try and ensure the land in question remains open space. In turn, WIA agreed to rescind our variance disapproval letter. This means that WIA avoided potential lengthy and expensive litigation with Pulte in a lawsuit that WIA was not in a strong position to win. In turn, Pulte signed a 10-year agreement that obligates them to team with WIA in working with property owners to ensure the 133 acres of open space remain that way. Ottino believes that this situation has opened lines of communication and cooperation between Pulte and WIA and is confident we will be able to work together toward a common goal of procuring open space that will enhance the marketability of the town homes for Pulte, as well as provide a buffer between the multi-family development and single-family residential units.

13. Hans Post reported that he and Kevin Nielsen met with Lewis Palmer School District representatives Jess Raintree (Board president), Bob Manning (Board Member) and Hal Garland (Traffic Coordinator) on March 10th to discuss issues of common interest. The main objective of the meeting was to establish a basis for further cooperation. Discussion included traffic issues, behavior of students, parents, residents and:

WIA issues:

- High amount of cut-through traffic in South Woodmoor with destination high school
- In some cases students exhibit dangerous behavior like running stop signs on purpose or speeding
- Flashing light at Middle School/Academy Charter in wrong position

Lewis Palmer issues:


- Need cooperation in future traffic study
- Experienced rude behavior by resident(s)

During discussion it became clear that measures are needed to improve the flow of traffic to the schools, mainly the high school. While Monument, the County or the State can only take some measures, there are also some measures that LP or WIA/WPS can take. LP is pursuing a new entrance/exit to the high school from Jackson Creek Parkway with Monument. There are vague plans to change the course of Higby and at Woodmoor Park some turn lanes may be built. Also, the traffic light at JC Parkway and Higby needs adjustment. ALL traffic lights on 105 need coordination/interconnection to make that approach to the school more attractive.

We also discussed an educational approach to certain behaviors by students when driving through South Woodmoor, where WPS would notice dangerous or grossly illegal behavior and notify the school. If the license plate can be traced to a student, the school would then coordinate with the parents for an educational sanction on the student. This approach needs more thinking and some gestation time. The Chief of Police at UCCS uses this type of approach and is willing to speak to interested parties.

LP asked for our cooperation in a future traffic study. We agreed to be a party to such a study, for which the details still need to be worked out.

It was mentioned that a member of the LP delegation experienced rude behavior by a probable WIA resident. While driving along Fairplay Drive, a walking resident threw a handful of dirt with stones at the car.

14. Nielsen gave a report on the Smart Trailer. It was set out for 6.5 hours on Woodmoor Drive. During that time, 2,246 vehicles used the road. Of that number, 86% were traveling an average of 41mph in a 30mph traffic zone. The highest speed clocked was 56 mph. Nielsen and Post will be setting up a schedule of roadways to gather more empirical data. The trailer is being stored inside the community center.
 15. Liz Miller distributed a copy of the updated design standards for multi-family use that was previously e-mailed to all members. Discussion ensued. It was agreed that all members would review the document prior to the May 4th meeting and submit their comments and suggestions for any changes, additions, etc. to Miller.
-  Miller and/or Patricia Wasson will check out the distance between the closest Pulte townhome and a single-family home.
16. Miller distributed the following proposed design standards changes relating to ancillary buildings:

Erecting an ancillary building should be considered as a Major Modification to the home site. Therefore, a Major Modification Application must be submitted for any such project and many of the procedures for such projects as stated in the Design Standards Manual on pages 14-17 should apply.

The following glossary definitions need to be changed accordingly:

Shed - A small building separate from the principle residence which does not exceed 120 square feet and limited to 14 lineal feet in height. Building materials and overall architecture must reflect the primary building.

Ancillary Building - A building separate from the principal residence which does not exceed 530 square feet and limited to 14 feet in height, to be used for storage or as a garage only.

Green House - A building constructed of safety glass or Plexiglas and not to exceed 100 square feet for the purpose of growing plants.

Only one ancillary building (i.e., one shed or one garage, or one greenhouse) may be located on the property.

Application for a shed must be accompanied by a \$50 non-refundable fee, a refundable \$250 compliance fee and a Miscellaneous Projects Application showing position of the shed, materials to be used including roofing and colors.

Application for an ancillary building must be accompanied by a \$250 non-refundable fee and a refundable compliance fee of \$4 \$1 per square foot.

The application must include:

1. Location of the structure on the property. Structure must be within the setbacks.
2. Location of new *or extended* driveway parking areas if the structure is to be a garage and the finishing material to be used.
3. Maximum square footage of an ancillary building may not exceed 530 square feet and is limited to 14 feet in height. Sheds, as previously stated are limited to 120 square feet and 14 feet in height and green houses are limited to 100 square feet.
4. Floor plan of the structure drawn to 1/4"=1 foot
5. Descriptions of exterior finish and color to be used with samples of materials to be used where possible. Siding materials and colors must match those of the existing house. Roof materials must match those of the existing house in texture, pattern and color. Architectural accents on the house must be repeated on the building.
6. If existing land surface is to be altered by cut or fill, the plan must identify current contours as dashed lined and proposed contours as solid lines.
7. Building must be completed within 6 months of date plans are approved.

Members agreed that the refundable compliance fee should be changed from \$4 per square foot to \$1 per square foot. It was also agreed that the words ‘or extended’ should be added to the number 2 in relation to driveway parking areas. Discussion ensued. Members agreed to table the suggested changes until feedback from the owners is received at the Town Meeting and any other forum via the net or a questionnaire is completed.

17. Members confirmed that the Town Meeting would be held at 7 p.m. on Thursday, May 19th at the “Barn”.
18. Mottl confirmed attendance to the Hearings/Variance Meetings to be held on April 20. McMullen said he would let Mottl know if he could attend after checking his calendar.

The Board adjourned to Executive Session at 8:58 p.m.

The Board resumed regular session at 9:45 p.m.

The meeting adjourned at 9:46 p.m.

RESPECTFULLY SUBMITTED:

Date

Camilla Mottl, Executive Director