

MINUTES OF THE WOODMOOR IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING

May 4, 2005

1. John Ottino, WIA President, called the meeting to order at 7:03 p.m.
2. WIA Board Members present:

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

Betty Hutchinson	Treasurer
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4. Staff in attendance:

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

Geoff Gillette	Tribune
Betty Johnson	Resident
George McFadden	Resident
Chris Pollard	Community News
Cameron Soelberg	Resident
6. Approval of minutes: The April 6, 2005 minutes were approved as written.
7. Ottino welcomed visitors to the meeting.
 - a) Per her earlier request, homeowner Betty Johnson addressed the Board. Ottino explained that the members would be unable to discuss her particular fencing matter since she had involved an attorney. Instead, WIA's attorney would be responding directly to her attorney. Johnson stated that she wanted to discuss the letter she had received from the WIA. Johnson questioned whether or not Mottl had ever presented her first letter to the Board and if they had seen the response Mottl sent to her. Post assured Johnson that the Board members had viewed her letter in Executive Session and directed Mottl to respond with the letter that was mailed to Johnson. Johnson questioned whether or not the Director of Covenants approved the letter that was initially sent to her regarding her fencing. Laurie Healy, Director of Covenants, examined the letter and stated that she had. Johnson stated that the letter tells her she has a fence in violation and that she must tear it down before she can speak to the Board. Healy pointed out that the letter did not state she could not discuss the matter with the Board and that it also stated that the recipient contact the WIA office within ten days regarding their plans and that WIA would be glad to answer any questions the recipient might have. Mottl noted that Board members meet only once a month in Executive Session; therefore residents need to wait

until the first Wednesday of the month following receipt of their letter for their issue to be addressed. Healy stated that much of the notification letter contains statements required by Colorado Law. Discussion continued. Ottino stated that Johnson had made a good point regarding the first notification letter and that the Director of Covenant Control would review the wording.

New Business

8. Ottino introduced Woodmoor residents Cameron Soelberg and George McFadden. Both residents responded to Ottino's request in the April newsletter for a volunteer to replace WIA Secretary Gordon Reichal following his March 9 resignation. Both Soelberg and McFadden spoke with the members regarding their qualifications.

9. Director of Forestry Jim Woodman gave the following timeline regarding mountain pine beetle (MPB).

May 1 – July 15 - Preventative spraying of uninfested, susceptible, high-value pines over 6" in diameter with carbaryl (Sevin) or permethrin (Astro). Spray trunks up to 6" diameter or 30 ft height. Only one application is needed.

July 15 – September 15 - For a brief time in late summer, raisin-sized MPB adults emerge from dead trees and attack living trees within 1 mile introducing bluestain fungi. Although beetles fly over this period, the peak period of infestation for ponderosa pine is mostly in late August. (In 2004 MPBs were observed as infesting trees from July 1 to Nov. 1 in Woodmoor. A significant number of hits occurred in mid-September).

Early Fall - Pitch tubes form and sawdust appears in bark crevices and base of trees as female beetles bore 1" long vertical gallery in which she lays several dozen eggs.

By October 1 (normal) - Successfully attacked trees die (physiology) within a few weeks and cannot be saved. The trees may remain green for 8-10 more months.

Fall and Winter - Eggs hatch and larvae continue tunneling under the bark as they feed and develop.

Winter - Visible woodpecker activity in MPB trees leaving holes in the tree and bark chips on the snow.

April to July - Entire crowns of infested trees suddenly and rapidly discolor – orange/red or straw yellow needles. (*Needles on trees killed by drought or other agents normally take many months to become totally brown*). [Because of the cool moist weather conditions in 2004, many trees killed by MPBs did not turn brown until September/October].

Before May 1 - Cut down infested trees and kill developing beetles by solarization, debarking, burning or burying trunk and limbs larger than 6" in diameter. [*Woodmoor's goal is to have all infested trees identified, cut down, and the wood safely disposed of by June 1. Solarization is not a good option for owners that do not have enough open space to make the method work. It needs to be done before May.*]

Indicators of Successful MPB Attack

- small 1/4 inch diameter holes in bark with or without pitch tubes
- multiple red pitch tubes indicating beetles were successful in boring gallery under bark
- fine, dry grass around base of tree and in bark crevices
- brood of beetles present under bark: cream-colored grubs or pupae; brown or black adults in late June
- wood under bark is dull blue, visible in the fall, and well distributed throughout the sapwood by winter

- needles usually fade by summer, though 20% of trees remain green until after the adult beetles have escaped

Woodman also reported

1. Evaluations of properties by Tree Monitors since July 2004
 - a. Number of lots with known MPB trees = 59
 - b. Number of known lots where trees have been removed = 17
 - c. Number of owners with trees being followed up on = 65
 - d. All commons areas are being inspected
 - e. Over 25 owners responded to last newsletter article & requested inspections-in process
 - f. Goal: identify all lots with MPB trees & obtain action plans for their removal by June 1
2. Neighboring HOAs & Golf Course
 - a. Golf Course - have approximately 20 trees to be removed by end of month
 - b. King's Deer - holding MPB class for owners on May 14
 - c. Bent Tree - working with forestry leader about notification and possible training
 - d. MPB trees reported on lots in Northpark adjoining WIA

Defensible Space Training & Grants


1. Number of owners that have received training = 54
2. Number of people completing work & submitting grant applications = 13
3. Amount of grant spent to date = \$4,500; approximately \$40,000 remaining
4. Next scheduled DFS class, Thursday, May 12


New forestry volunteers include: Jeff Gerhart, Jennifer Waddell, Dick Rene, Linda Grice and Chuck Maher.

10. The upcoming Town Meeting agenda was discussed. Members were urged to finalize their slide information and return it to Mottl as soon as possible.
11. Mottl informed members that Colorado Commercial Builders have purchased the property previously owned by Sally Higby Beck (south side of Higby Road). They will be holding an informational presentation on their development plans at Lewis Palmer High School at 6:30 p.m. on Thursday, May 12th in the Lecture Hall. George McFadden stated that he would be attending the meeting.

Unfinished Business

12. McMullen stated that plans for the Great American Cleanup were progressing but that he still needed to find someone with a truck that could do trash bag pickup and requested members check with their neighbors for a volunteer.
13. Members discussed the latest draft of the Multiplex Design Standards. Ottino wanted to know why some of the changes he suggested had not been adopted. Discussion ensued. Ottino stressed the importance of each Board member to make the time to personally read and review the document so that knowledgeable discussion could be held. The item was tabled in hopes that other members of the Board would find time to review it prior to the next Board meeting.

 Denotes Action Item

 Denotes Bright Idea

14. Mottl confirmed attendance to the Hearings/Variance Meetings to be held on Wednesday, May 18.

The Board adjourned to Executive Session at 9:50 p.m.

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

Shields **moved** that George McFadden be appointed to the Board of Directors to fill the current Secretary vacancy with his term to end in January of 2008. **Miller** seconded. All were in favor. The motion passed.

The July 4th Palmer Lake Fireworks show was discussed. Discussion centered on many requests for donations received and how the Board should determine whether or not to support. The Board agreed that since the Palmer Lakes Fireworks display benefits all Woodmoor residents and fireworks are strictly prohibited in Woodmoor a \$200 donation was justified. Miller **moved** that the WIA contribute \$200.00 to the event. Healy **seconded** the motion. All were in favor. The motion passed.

The meeting adjourned at 10:20 p.m.

RESPECTFULLY SUBMITTED:

Date

Camilla Mottl, Executive Director