

**MINUTES OF THE WOODMOOR IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 6, 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
Elizabeth Miller	Architectural Control
Laurie Healy	Covenant Enforcement
James Woodman	Forestry
Hans Post Uiterweer	Public Safety
George McFadden	Secretary
3. WIA Board Members absent:

Allan McMullen	Common Areas
Betty Hutchinson	Treasurer
4. Staff in attendance:

Camilla Mottl	WIA Executive Director
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5. Visitors present:

Bill Walters	Resident
Chris Pollard	Community News
Geoff Gillette	Tribune
6. Approval of minutes: A review of the June 1st, 2005 minutes was held. There were no changes required. The minutes of the last meeting were approved as presented.
7. Ottino welcomed the visitors to the meeting.

New Business

8. The election of officers at the next annual meeting was discussed. The terms of 3 of the current board members (Ottino, Healy, and Woodman) will expire this year. Shields was appointed to head the Nominating Committee which will seek homeowners to run for board positions.
9. The need to appoint a board member to head the Elorie Award committee was discussed and McFadden volunteered to head this committee.
10. **Review of Financial Statement:** Due to the excused absence of Hutchinson **an action was taken for all board members to review the financial statements and for any issues or questions to be brought to the attention of the treasurer.**

11. Home Place Ranch Road Information: McFadden gave a briefing on the proposed Home Place Ranch development, its roads, and their relationship to Woodmoor roads. McFadden presented a drawing based upon information presented at a briefing by the developers which showed that there will be a small intra-development, u-shaped road with one end on Higby opposite Fairplay and the other end also on Higby west of Fairplay. The Board stated that they do not want any roads in this proposed community to effectively extend Fairplay and that the Board will make this position known to local and county governments. McFadden will keep abreast of the development and report periodically to the board.
12. WW & San vehicle warehouse: Ottino presented information on this topic. He said that Woodmoor Water and Sanitation (WW&S) will be building a vehicle barn on their property behind their existing building. He told the board that based on his discussions with WW&S that they would work with WIA to ensure that the building conformed to Woodmoor character. Ottino contacted WW&S and was told that WIA could review the plans once they are more firm. To date there are no details other than total planned square footage as WW&S is awaiting design plans to be developed by its chosen contractor. WIA will continue to monitor this situation.
13. ACC request for approval of new member: Miller asked that the Board appoint homeowner Cameron Soelberg to the Architectural Control Committee (ACC). She stated that he has been attending ACC meetings, is very enthusiastic and energetic, and would be a great addition to the ACC.
- 14. A motion to appoint Mr. Soelberg to the ACC was made by Miller and seconded by Woodman. The motion was approved unanimously.**
15. Rezoning Request for the Village Center at Woodmoor: Miller presented information regarding the rezoning of the area of the planned community to be built along 105 (between 105 and Bowstring Rd). Zoning was changed to PD (Planned Development). This means that there can be a number of commercial enterprises in this development. WIA will monitor this development and work to ensure that no potential nuisance businesses are located in this development adjacent to Bowstring.
16. Barbed Wire fencing along 105: Mottl informed the board that a number of residents have complained about barbed wire fencing erected along 105 in the vicinity of Furrow. Mottl told the board that CDOT code requires these fences on property abutting CDOT roads. The intent is to keep wildlife from running onto the road. The fences are along the homeowners' property lines and were put in when the intersection of 105 and Furrow was completed recently. There is nothing that the WIA can do at this time.

17. Mottl confirmed attendance of board members to the 7/20 Hearings/Variance/Appeals Meeting.

18. WPS Vehicle Purchase: Post Uiterweer discussed the request by Woodmoor Public Safety (WPS) to purchase an additional vehicle for patrol use. WIA currently owns 3 vehicles: 2 Jeep Libertys and a Dodge Intrepid. One of the Jeeps is shared by WIA personnel. Due to lack of mechanical reliability, WPS has requested to use both Jeeps for patrol rather than 1 Jeep and the Intrepid. Post Uiterweer presented a number of options:

1. Have WPS use the Jeeps and have WIA utilize the Intrepid
2. Sell the Intrepid and purchase a new car for use by the WPS in place of the Intrepid
3. Purchase a new car

Post Uiterweer recommended that the board select option 1. Ottino recommended WPS utilize the Intrepid and use it as much as possible until next year and reminded the board that the transmission had recently been fixed. The Board agreed with Ottino on this suggestion.

19. Mountain Pine Beetle (MPB): Woodman reported on the latest situation regarding MPB. The tree monitors have spotted some MPBs flying in the neighborhood. He presented a map of the Woodmoor showing where beetle infested trees have been identified. There have been approximately 100 lots upon which infested trees have been identified and approximately 80 of these lot owners have removed the trees. There are 3 homeowners unwilling to take the required action to remove infested trees and they have been referred to the County. There had been 4 previous homeowners who had refused to remove trees but, after being referred to the County, and upon receipt of a County Order, complied and removed the infested trees. Woodman pointed out that June 30th was the deadline for removal of infested trees. He proposed a new policy regarding removal of MPB infested trees:

- 2004 identified trees – remove within 2 weeks
- 2005 trees
 - Discovered between July and October 31st
 - Removed after October 31st and before December 15th
 - Discovered after October 31st
 - Removed within 30 days

The reasoning for this new schedule is to leave MPB infested trees up to act as a magnet for other MPBs and to cut down the infested tree **after** the MPB flying season is over. This may prevent infestation of other trees.

Woodman also reported that the Woodmoor Pines Golf Club (WPGC) wishes to fill in some low lying areas, possibly a small pond. Woodmoor residents who border this property do not want this to happen. Ottino will follow up on this.

Woodman is also following up with the WPGC regarding disposal of MPB infested trees.

20. Newsletter Discussion: There was a discussion of newsletter articles. **McMullen will write an article on Common Areas to address the issues of mowing and upkeep as well as to solicit volunteers for, and to rejuvenate the idea of Common Area Captains.**

Unfinished Business

21. Ottino discussed the issue of the Walters Property and the status of the potential Conservation Easement (CE). He stated that he had spoken to the Walters and there was no new news. Shields stated that she had information that the Walters were selling some of their lots on Caribou.
22. The Open Forum was discussed. To date responses have been minimal. The web site is up and so far 50 people have signed on. Only a small subset of these have provided comments. One homeowner is using it to send messages to the community rather than as a discussion group. Some of the discussion topics have been regarding traffic through South Woodmoor and fireworks in Woodmoor and the fireworks stand near Woodmoor Center.
23. **There has been a report of 3 dogs possibly having been poisoned in Woodmoor. A warning to residents to be sure that where their animals are spending their time while outdoors is safe and to be careful in watching what their pets are permitted to ingest will be placed in the next newsletter.**
24. Post Uiterweer discussed a Neighborhood Picnic which was held July 2nd by a homeowner on New London Rd. Post Uiterweer will be recommending the organizers of this picnic for the Good Neighbor Award.
25. The Board moved to Executive Session at 8:16 p.m.
26. The Board resumed regular session at 9:06 p.m.
27. **Woodman moved to reduce the fine currently levied against homeowners 5716 due to owner hardship. This reduction will be conditional upon the new owner fixing the defects within 90 days of closing. Healy seconded the motion which was passed unanimously.**
28. The meeting was adjourned at 9:10 p.m.

RESPECTFULLY SUBMITTED:

Date

George McFadden, Secretary