

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

**August 3, 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
James Woodman	Forestry
Hans Post Uiterweer	Public Safety
Allan McMullen	Common Areas
George McFadden	Secretary
3. WIA Board Members absent:

Betty Hutchinson	Treasurer
Laurie Healy	Covenant Enforcement
4. Staff in attendance:

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

Bill Walters	Resident
Donald Wunderle	Resident
Chris Pollard	Community News
Ashley Pollard	Community News
Geoff Gillette	Tribune
Ken Waugh	WIA Auditor
6. Approval of minutes: A review of the July 6<sup>th</sup>, 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. Review of Financial Statements: 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.**
9. WIA Auditor, Ken Waugh, briefed the board on the 2004 draft audit report.
10. Wunderle Fence Variance: Resident Don Wunderle discussed his request for a variance to build a fence to the requirements of the Human Society. The requested fence would be a 6' split rail with an additional angled barbed wire section on top (in addition to the 6' fence). This fence was requested in order to get his dog back from the Humane Society. Mr. Wunderle agreed that if this variance was granted that this would be a temporary variance and that he would remove the fence, at his own expense, should any of the following occur: no longer owned the dog; moved or sold his home; or passed away. If

the board granted this variance, these terms would be noted in the ACC approval. The board informed Mr. Wunderle that they would discuss the matter during executive session.

11. Community Trash Service: Ottino lead a discussion of Woodmoor trash collection. This was prompted by Open Forum postings. A major goal was to try to get the various trash services to pick up on the same day or to get some sort of Woodmoor group discount. It was brought up that Waste Management (WM) already provided a Woodmoor discount. Discussion of other Open Forum issues raised ensued. **An action was taken for all board members to review the Open Forum and to come up with ideas which will be presented at the next (Sept) board meeting.** Any idea or suggestion which would result in a change to the Rules and Regulations or Design Standards Manual will require a survey (mailing/paper) to be sent out to the residents. All others would be undertaken by board vote. Some of the specific areas that Ottino requested the board to look at were:
  - a. Voting procedures
  - b. Traffic in South Woodmoor
  - c. Ancillary Buildings up to 530 sqft
  - d. Number of cars in driveways
12. Woodmoor Water & Sanitation (WW&S) Garage Update: Ottino briefed the board on the latest information regarding the WW&S garage building project. WW&S representatives attended the WIA ACC meeting. Ottino also attended the meeting and presented drawings and pictures that were handed out by WW&S. The warehouse will be a vehicle storage facility and will match the existing building (stone on exterior and metal roof). WIA let WW&S know our opinion (that is should match existing architecture and fit with the neighborhood) but overall the decision is the plans look good.
13. WPS Furniture Bid: There was a discussion of a bid for required office furniture for WPS by Chief Nielsen. The quote presented by Chief Nielsen was \$31 over budget. After discussion of the quote the board authorized the expenditure.
14. Asphalt Bid: Mottl presented the Board with 3 bids for resealing and restriping the Barn parking lot. The Board reviewed the bids and requested that Mottl go back to the vendors and request a Final and Best Offer and to pick the least expensive bid.
15. Computer Bid: The WIA computer which is used as the Server (for Web site and for all office applications) needs to be upgraded. Mottl presented the Board with a bid for upgrading the machine, installation of all required software, network configuration, and support. The quote was in the amount of \$7,815.74 and the board approved a purchase not to exceed \$8500. Post Uiterweer requested that the WPS laptop be included in the network

There was a discussion of the need of the WIA for a projector and McFadden volunteered to research projectors for WIA and to provide information to Mottl.

16. Good Neighbor Award: Discussion of this award was tabled until the next meeting.

17. SB100 Update: Mottl provided information about SB100 (passed by the CO legislature and signed by the Governor). The WIA attorney is reviewing the impact of SB100 on the WIA. Any requirements not implemented currently will be completed no later than Jan 2006.
18. Crossroads at Monument: Mottl presented information on the proposed commercial development near the intersection of Woodmoor Drive and HW105. The Board has a number of questions and concerns which will be presented to the planning commission: Where will access to the development be located; concerns about traffic into and out of the development. A letter will be sent enumerating WIA concerns the developer and to the planning commission.
19. Newsletter Discussion: The newsletter draft was not available for Board review due to printer problems related to the need to upgrade the WIA server.

### **Unfinished Business**

20. Village at Woodmoor: Miller attended a meeting on 1 August, 2005. She reported on the following findings: the zone change should not substantially alter the development; the developer deleted a split rail fence which was to act as a divider between Woodmoor and the new development. WIA will send a letter to the planning commission and to the developer stating our position regarding the requirement to build the fence. **Shields has the action to write and send the aforementioned letter.**
21. Open Forum Report: This item was previously discussed.
22. Mottl confirmed attendance of board members to the 8/17 Hearings
23. The Board moved to Executive Session at 9:16 p.m.
24. The Board resumed regular session at 9:53 p.m.
25. **Post moved to deny the fence variance as requested by Mr. Wunderle. Shields seconded the motion. The motion passed 4-2, with Ottino, Shields, Miller, and Post Uiterweer voting for and McFadden and McMullen voting against. Woodman abstained from voting. The motion passed.**
26. The meeting was adjourned at 9:56 p.m.

RESPECTFULLY SUBMITTED:

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Date

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George McFadden, Secretary