

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

**September 7, 2005**

1. John Ottino, WIA President called the meeting to order at 6:58 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
Betty Hutchinson	Treasurer
Laurie Healy	Covenant Enforcement
George McFadden	Secretary
3. WIA Board Members absent:

Allan McMullen	Common Areas
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4. Staff in attendance:

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

Larry Roberts	Resident
Chris Pollard	Community News
Reporter	Tribune
6. Approval of minutes: A review of the August, 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 and invited homeowner Larry Roberts to address the board. Mr. Roberts expressed concern with certain properties in Woodmoor which were unkempt (overgrown, in need of paint and other maintenance) and possibly vacant. The board responded that it will make every effort to rectify the situation as soon as possible and thanked Mr. Roberts for bringing these properties to their attention.

**New Business**

8. Review of July Financial Statements: Since the draft audit report was presented at the previous board meeting, Hutchinson distributed copies of the finalized 2004 Audit Report noting that the WIA received a clean opinion from the auditors. Hutchinson then presented and reviewed the July 2005 Financial Report.

Hutchinson noted that the funding of WIA Reserves is a major concern. WIA will not have enough income from a 3% increase to properly fund its future Reserve Replacement Program.

Hutchinson pointed out that HOAs may use multiple standards in Reserve fund assignment. WIA is employing two categories as follows:

- a. Common property components directly associated with owner lots that consist primarily of open space, ponds and signage. This property and improvements to it are not capitalized. They are expensed.
- b. Common property components not directly associated with lots consist of the community center and offices as well as personal property such as the office equipment, security equipment and vehicles. This property is capitalized and depreciated over the useful lives of each particular asset. These expenses are recorded at cost and depreciation is recorded using the straight line method over the estimated useful lives of 5 to 7 years for equipment and vehicles and up to thirty years for the building and its improvements.

Hutchinson informed the board that there is a need to make adjusting entries due to a necessary change in accounting software.

9. T-Mobile Lease Request: T-Mobile requested to place a cell tower in the Woodmoor common area. This is not allowed by the Woodmoor Covenants and thus the issue was determined to be moot. (See Article V Architectural Control Committee Section 9. Commercial).
10. Good Neighbor Award: 2 nominations for the Good Neighbor Award were presented to the board. After discussion it was decided that both will be recognized. Each award recipient will receive a WIA coffee mug and be mentioned in the next newsletter. Due to dwindling quantities of the WIA mugs there is a need to purchase more. Mr. Roberts volunteered to research obtaining new mugs.
11. Forestry Update: Woodman briefed the board on Mountain Pine Beetle (MPB) and general forestry issues. He provided handouts to the board detailing MPB infestation and recommendations. He also discussed Defensible Space, Firewise Community plans, and expressed his deep gratitude to, and pride in, the Forestry Volunteers. Other things discussed were the thinning of the scrub oak and trees in common areas and the use of forestry grant money to help pay for such thinning. Woodman provided a map of the proposed wildfire fuels reduction areas where Colorado State Forestry suggested using the 50% matching grant money would be highly beneficial. **Woodman would take the action to get estimates from a couple of tree services for this task.**
12. Traffic Mitigation: Post Uiterweer discussed traffic issues, especially with respect to South Woodmoor. He stated that a number of issues had been looked at but most are not compatible with CDOT regulations. The El Paso County Sheriff will provide more enforcement (after being presented with the traffic patterns and speeds obtained via the SMART Trailer). Another solution was the use of stop signs at strategic intersections, especially along Fairplay. There was some discussion as to which intersections would make the most sense. The proposed intersections were:
  - i. Caribou & Early Star
  - ii. New London & Fairplay or Portland & Fairplay
  - iii. New London & Bowstring (make it a 3 way stop)

**Woodman made a motion to request that CDOT place stop signs at the intersections of Caribou & Early Star, New London & Bowstring, and either New London & Fairplay or Portland & Fairplay. Post Uiterweer seconded and the motion was passed unanimously.**

Additional discussion ensued regarding the number of vehicles (mostly high school students) turning on to Fairplay from HY105. **Shields made a motion to request that CDOT put a “No Left Turn between the hours of 0700-0800” sign on eastbound HY105 at the intersection with Fairplay. Hutchinson seconded and the motion passed unanimously.**

13. Billing Change To Quicken: Mottl briefed the board on the need to change accounting software to Quicken. She stated that it would cost approximately \$3000-\$4000 to make the change. **Healy moved to approve up to \$4000 to switch the WIA accounting software to Quicken. Miller seconded and the motion passed unanimously.**
14. Projector Purchase: Mottl presented the board with a quote for a new projector. The cost of the projector was approximately \$750 plus tax and shipping. She also presented a quote for an additional (spare/backup) bulb for the projector. **Woodman made a motion to purchase the projector and spare/backup bulb as represented in the quote presented by Mottl. Shield seconded and the motion passed unanimously.**
15. Set Date for Strategic Planning Meeting: The date of the Strategic Planning Meeting was set for September 21<sup>st</sup>, 2005 at 6:00 p.m. An action was taken that all board members will submit their inputs to the Strategic Plan to Mottl no later than COB on September 19<sup>th</sup>. Mottl has an action to send out copies of the Plan NLT than the 9<sup>th</sup> of September.
16. Set Date for Budget Meeting: The date of the Budget Meeting was set for October 15<sup>th</sup> at 9:00 a.m. (will last until 12:00 p.m.).
17. Remington Hills Update: Ottino briefed the board on the plans for Remington Hills. This development will be situated off of Leather Chaps road and the plan includes two roads named Bowstring and Harness – possibly connecting to the existing roads in Woodmoor. The WIA strongly opposes extending either of these roads and will make their position known to the planning commission and the developers.
18. Air Academy Federal Credit Union (AAFCU): Mottl informed the board that the AAFCU is open to all Woodmoor homeowners. Homeowners interested in joining the AAFCU should contact them directly.

### **Unfinished Business**

19. Resolution to adopt Multi Family Design Standards: Miller led a discussion of the Multi Family Design Standards. She stated that she and the ACC have validated these new standards against the existing covenants. Miller pointed out that the maximum building height for a multi-family home was set at 32 feet and that the board should always be aware of the need to have open space in the multi-family developments. She

recommended that they be adopted by the board. **Healy made a motion to approve the Multi-Family Design Standards. Woodman seconded and the motion passed unanimously.**

20. Mottl confirmed attendance of board members to the September Hearings.
21. SB100 Legal Update: Mottl briefed the board on SB100 changes and provided documents for the board to review. She noted that there were many amendments being added to the bill and that it was being rewritten in the CO Legislature. There are some provisions which will prohibit WIA from providing services to outside organizations which will result in a loss of \$17000 a year in revenue. It is hoped this loss may be offset by providing WPS services to other HOAs.
22. Open Forum Review: A discussion of the open forum issues from the previous board meeting ensued.
  - a. **Shields made a motion to change the proxy vote procedure to include names of nominees. Healy seconded and the motion passed unanimously.**
  - b. A survey will be sent to homeowners in the December newsletter with respect to the issues of ancillary buildings and the numbers of cars allowed to be parked in a homeowner's driveway.
23. Miscellaneous: There have been complaints received by the board regarding the Walters Property not having been mowed. Ottino is attempting to get the Walters and Pulte to mow the property but the Walters have not been returning his calls. He will continue to pursue this issue.

There was additional discussion of the Village at Woodmoor (Walhberg Property) and the lack of a fence around the property. **Shields was given the action to find out the date of the meeting at which the fence was discussed.**

24. The Board moved to Executive Session at 9:30 p.m.
25. The Board resumed regular session at 9:43 p.m.
26. The meeting was adjourned at 9:43 p.m.

RESPECTFULLY SUBMITTED:

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Date

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George McFadden, Secretary

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BOARD OF DIRECTORS MEETING**

**September 7, 2005  
Executive Session**

The Board moved into Executive section at 9:03 p.m.

1. Cashman Letter: In response to a letter sent by the Cashman's (WIA homeowners) regarding a trailer being stored on a neighbor's property in violation of WIA Covenants. WIA will send a letter to the homeowner in potential violation reminding him of the rules regarding trailer storage and advising removal of any trailers stored on the property.
2. Timberview and the Heights: Due to changes required by SB100, WIA will no longer be able to provide services to Timberview and the Heights. This will result in loss of income of approximately \$17000. Currently WIA provides assessment service to these developments. WIA will continue to offer WPS services to these communities.
3. Woodman: A discussion of a hearing notice to be sent to a homeowner that hired a contractor to cut down some trees. The contractor not only cut the trees on the homeowner's property but on the adjacent homeowner's property as well. No approval was given to cut down any trees. After some discussion, the board decided to issue a covenant violation to the homeowner who cut trees without obtaining approval.
4. Reichal Letter: Reviewed a letter sent to Pulte regarding their townhome development. McFadden noted that Reichal had quoted the wrong covenants and it was decided by the board to let Pulte handle the complaint and to take no further action.
5. Walters Property: The status of the property is currently unknown. The board has been attempting to get the Walters to mow their property but to no avail. The county was asked to check the property for the presence of noxious weeds. Status of this is unknown.
6. Review of Letters sent by Homeowners: A number of letters from homeowners were reviewed. All related to the Walters Land and the lack of upkeep – weeds, rodent infestation, etc. The common areas were also mentioned – the entrances in particular – as being in need of maintenance.
7. The Board resumed the Regular Session at 9:43 p.m.