

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

October 5, 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
Betty Hutchinson	Treasurer
Laurie Healy	Covenant Enforcement
George McFadden	Secretary
Allan McMullen	Common Areas
3. Staff in attendance:

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

Bill Walters	Resident
John Fal	Resident
Chris Pollard	Community News
5. Approval of minutes: A review of the September, 2005 minutes was held. There were a few changes required. The minutes were then approved as revised.
6. Ottino welcomed the visitors to the meeting.

New Business

7. Common Area Captains: McMullen discussed the common areas and the roles of common area captains (CACs). Mr. Fal had volunteered to be a CAC and McMullen assigned him the *Meadows* area. Other volunteers are needed for the *North Park* and additional areas. The CACs are to look for noxious weeds as well as persons engaged in illicit behavior such as drinking, littering, trespassing, etc. The CAC is also responsible for keeping the assigned areas clean and litter free.
8. Pulte Request for Signs: Miller presented Pulte's request for signs and flag poles to be placed around their new development at Woodmoor Park. They requested signs in front of the models as well as in front of the development at the intersection of Higby and Bowstring. The ACC felt that the size of the signs requested was excessive. The Board felt that a 3'x4' sign at the intersection of Higby and Bowstring, small (1'x1') signs in front of the models, and a sign in front of the sales office/trailer were sufficient. Pulte also requested the placement

of large banners which the board rejected. The ACC will grant approval for any such signs for a period of 18 months at which time the request will be reviewed and may be extended depending upon sales circumstances.

9. Resignation of Vice President: Susan Shields, who has served the Woodmoor Community admirably, sold her Woodmoor home and is no longer a resident and therefore formally resigned from the WIA Board of Directors. An announcement soliciting volunteers to fulfill her term will be sent via email and a notice will be placed on the Woodmoor website.
10. Candidate for the Board/Open Position: Mr. Walters presented himself to the board as a potential replacement for Shields. He presented the board with his experience and a discussion of the roles and responsibilities as well as time commitment required by board members was held. Mr. Walters was thanked for his interest and advised that no decision would be made regarding who the Board would appoint to fill the vacant term until the need was publicized giving all interested residents a chance to volunteer.
11. Review of August Financial Statements: Hutchinson reviewed the August statements for the board. Hutchinson requested that the board consider changing its meeting date to the 3rd Wed in the month in order to align the meetings with the availability of the financial statements.
12. There ensued a discussion of the Walters property and the fact that Cathy Walters had returned a call by Ottino and stated that their property would be mowed in the very near future.
13. Nominating Committee: Due to the loss of Shields, McFadden volunteered to take over the position of Chairman of the Nominating Committee.
14. Transfer of Excess Common Area Budget: There was a discussion of use of funds budgeted for the Common Area to be used to obtain matching grant money for forestry. McMullen stated that his plan for the Common Area was to build a loop trail that tied into the Hidden Pond trail. Woodman told the board that WIA could obtain a \$20K matching grant from the state to take care of forestry issues. The money for the new trail would be provided to McMullen once the matching grant money was obtained.
15. Woodman requested a change to the amount of time allowed for owners to remove slash and dead/beetle infested trees. There was also a general consensus that in order to help protect owner properties a fine will be imposed upon those owners who do not cut down and properly dispose of mountain pine beetle (MPB) infested trees. **Mottl took the action to put a resolution together to present to the board.**

16. December Newsletter: The December newsletter will contain the proxy and a ballot as well as candidate information for the January elections for WIA board members so there is a pressing need to identify volunteers soon. A survey regarding ancillary buildings will also be included and all inputs are due to Mottl by COB November 15th. **Miller took the action to write up a question regarding whether the community would be in favor of allowing ancillary buildings up to 530 sq. ft. in size.**
17. Budget Inputs: Mottl stated that she needed all board members to provide budget inputs no later than October 11th. The Budget meeting was moved to 1 until 4 PM.
18. Hearings/Variances: Mottl confirmed attendance to the October Variances hearing.

Unfinished Business

19. Strategic Plan: Mottl is tasked with adding a bullet regarding Common Area Captains to the Common Area goals. **A motion to adopt the 2006 Strategic Goals as amended was made by Hutchinson and seconded by Miller. The motion passed unanimously.**
20. Attorney Letter: The WIA attorney was asked whether WIA could perform maintenance (grass cutting, weeding, trash cleanup) on an owners lot – if that owner was either absent or unwilling to perform the necessary maintenance. This issue was brought up at the last board meeting by a homeowner who had neighboring properties that were not being maintained and may have been vacant. The attorney stated that there were no provisions for this in either Woodmoor Covenants or Colorado Law. The attorney WIA to continue to pursue remedy through its covenants and rules enforcement as outlined in the WIA Rules and Regulations, Parts I, II and III. **The homeowner who brought this question to the board at the last meeting, Mr. Roberts, will be informed by Mottl.**
21. The meeting was adjourned at 9:14 p.m.

RESPECTFULLY SUBMITTED:

Date

George McFadden, Secretary