

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

November 11, 2005

1. John Ottino, WIA President called the meeting to order at 7:00 p.m.
2. WIA Board Members present:

John Ottino	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
Terry Holmes	Resident
Mrs. Holmes	Resident
Jake Shirk	Resident
Vanessa Shirk	Resident
Phil LeBeau	Resident
Mark Schwab	Builder
Chris Pollard	Community News
Nicole	Tribune
5. Approval of minutes: The October, 2005 minutes were approved as written.
6. Ottino welcomed the visitors to the meeting.

New Business

7. Mr. Mark Schwab made a request to the board to overturn an ACC decision to withhold a portion of the landscaping compliance fee. The board listened to Mr. Schwab and will make a decision during executive session.
8. Woodman made a request of the board that he be appointed to fulfill the remainder of the term vacated by the resignation of Shields. Woodman's 3 year term expires at the end of 2005 and he does not wish to run for another 3 year term but is willing to serve the remaining year of Shields' term. Woodman has invaluable forestry knowledge and has been a significant force in the struggle against Mountain Pine Beetle and a proponent of defensible space. **Healy made a motion to appoint Woodman to fulfill the remainder of Shields' term. Hutchinson seconded the motion and the motion passed unanimously.**
9. Update on Board Candidates: Ottino and McFadden invited those present at the meeting, who were interested in running for a position on the WIA BOD, to

address the board. Candidate Phil LeBeau was first, followed by Terry Holmes, and Jake Shirk. Bill Walters, who was also present and interested in running for the BOD, had addressed the board at a previous BOD meeting.

10. Review of Financial Statements: Hutchinson reviewed the September statements for the board. Hutchinson again brought up the fact that if the board held its meeting on the 3rd Wed in the month, the meetings would better align with the availability of the financial statements.
11. Piney Trail: McMullen briefed the board on the proposed Piney Trail improvements. It will be approximately ¼ mile in length. There is approximately \$1K available for trail improvements this year.
12. Hearings/Variances: Mottl confirmed attendance to the November Variances hearing.

Unfinished Business

13. Transfer of Excess Common Area Budget to Fire Mitigation: Woodman discussed this proposed transfer – Common Area monies will be transferred to Forestry in order to obtain the maximum grant money and will be returned to the Common Area budget when the grant money is received.

A change to the Forestry rules and regulations was debated. This change would help the community combat MPB more effectively by modifying the time allowed to homeowners to remove MPB infested trees, and increase penalty against homeowners who do not comply with MPB infested tree removal. Woodman presented the following resolution:

WHEREAS, the Woodmoor Improvement Association (hereinafter called “Woodmoor” or the “WIA” or “Association”), a Colorado non-profit corporation, is empowered by the Declaration of Covenants as well as the statutory provisions of the Colorado Common Interest Ownership Act, the Colorado Non-profit Corporation Act, its bylaws and applicable law, to institute such rules as it deems advisable, including interpretation and enforcement of the Covenants; and

WHEREAS, the WIA concerns itself with appearance of the community and requires lot owners to follow its design standards and landscaping requirements when developing their property, and

WHEREAS, owners are responsible for keeping their entire property; home, outbuildings, grounds, including roadway, utility, and non-vehicular easements, in good repair and properly maintained

WHEREAS, the purpose of the WIA covenants and rules and regulations are to protect the value and desirability of WIA properties, and

WHEREAS, certain covenant violations are defined in the WIA Rules and Regulations Part I, II and III and the Rules and Regulations Part IV, known as the Design Standards Manual,

THEREFORE, IT IS HEREBY RESOLVED that, effective November 2, 2005, following notification to the owners, the Rules and Regulations Parts I, II and III of the Woodmoor Improvement Association are hereby amended as follows:

S. TREES

[Current]

6. *Property owners who fail to properly dispose of beetle infested trees by June 1 may be referred to the El Paso County Forester who has legal authority to remove the trees and charge the costs to the homeowner.*
7. *Dead pine trees (standing or fallen) that are NOT infested with Mountain Pine or Ips bark beetles are considered a fire hazard and a visual nuisance. They should be cut down within six (6) weeks of the date that their needles turn brown. The wood from these trees may be safely used as firewood.*
8. *Fresh cut pine branches, needles, and tops (“slash”) attract Mountain Pine, Ips, and other bark beetles to adjacent trees between April to November. Consequently, all tree slash needs to be chipped or removed to a disposal site within six weeks of their cutting to reduce the risk of beetle infestations.*

[Replacement]

6. *Property owners who fail to properly dispose of beetle infested trees will be considered in violation of the Rules and Regulations and will be subject to WIA enforcement procedures and may be referred to the El Paso County Forester who has legal authority to remove the trees and charge the costs to the homeowner.*
7. *Dead pine trees (standing or fallen) that are NOT infested with Mountain Pine or Ips bark beetles are considered a fire hazard and a visual nuisance and should be cut down within thirty days. The wood from these trees may be safely used as firewood.*
8. *Fresh cut pine branches, needles, and tops (“slash”) attract Mountain Pine, Ips, and other bark beetles to adjacent trees between April to November. Consequently, all tree slash needs to be chipped or removed within thirty days to a disposal site to reduce the risk of beetle infestations.*

Hutchinson moved to adopt the Resolution for the Forestry Rules Revisions which was seconded by Healy. The motion passed unanimously.

14. **Update on Stop Signs:** Ottino presented an update on the stop signs requested at various intersections in South Woodmoor. El Paso DOT will support the stop signs but is unwilling to do anything for the time being as they have a new traffic engineer and wish for him to come up to speed first. Ottino anticipates that the stop signs will be in place as early as January 2006.
15. **Newsletter Inputs:** Ottino reminded the board that newsletter inputs are due by November 15th. Prospective board members were reminded that they needed to have their candidate statements to Mottl by that date. **Mottl took the action to contact those candidates who had not appeared at the board meeting to inform them that candidate statements for the newsletter are due November 15th.**

16. The board went into executive session at 8:34 p.m.
17. The board came out of executive session at 9:44 p.m.
18. **An action was taken by all board members to look at the budget and to get back to Hutchinson with inputs as soon as possible. The budget will be adopted at the December meeting.**
19. The meeting was adjourned at 9:45 p.m.

RESPECTFULLY SUBMITTED:

Date

George McFadden, Secretary