

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

**December 8, 2005**

1. John Ottino, WIA President called the meeting to order at 7:10 p.m. It should be noted that the meeting was held on Thursday, 8 Dec due to inclement weather on the regular date which was Wednesday, 7 Dec.
2. WIA Board Members present:

John Ottino	President
Elizabeth Miller	Architectural Control
Hans Post Uiterweer	Public Safety
Betty Hutchinson	Treasurer
Laurie Healy	Covenant Enforcement
Allan McMullen	Common Areas
3. WIA Board Members absent

George McFadden	Secretary
James Woodman	Forestry
4. Staff in attendance:

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

Brian Osterholt	Resident
Chris Pollard	Community News
Nicole Osborn	Tribune
6. Approval of minutes: The November, 2005 minutes were approved as written.
7. Ottino welcomed the visitors to the meeting.

**New Business**

8. Ottino introduced Brian Osterholt as the fourth candidate running for one of the three Board member vacancies in the January 2006 election. Osterholt gave a brief presentation and answered questions posed by the members.
9. Nielsen gave an overview on the extended vehicle warranty options offered on the 2006 WPS vehicle. Discussion ensued. Since the cost of an extended warranty was not included in the 2006 budget preparations, members agreed to table the discussion until a later date. Betty Hutchinson (WIA Treasurer) will review the budget and make a recommendation as to whether or not this additional expense can be funded.
10. Members again discussed moving the general Board meeting to the third Wednesday of each month. This would allow the Treasurer to make a more up-to-date report since holding the meeting on the 3<sup>rd</sup> Wed in the month would better align with the availability of the financial statements. Miller **moved** that the monthly meetings be moved from the first Wednesday to the third Wednesday. Post **seconded** the motion. All were in favor. The motion **passed**.
11. Mottl confirmed member attendance to the January 4 Hearings/Variance.

12. Members reviewed the draft 2006 Proxy/Ballot form. Changes were suggested. Mottl will make the changes and send the second draft to the members via e-mail for final approval.
13. Ottino informed members that they should have their Annual Meeting Reports to Mottl by January 10.
14. Jim Woodman, Director of Forestry was unable to attend the meeting due to the date change. In his absence he forwarded his report to Ottino. Ottino reiterated about two significant events in our forestry program. The first is WIA's recognition of the work that our 23 forestry volunteers have done this year. The second is starting the process for preparing a **Community Wildfire Protection Plan (CWPP)** for Woodmoor.

In 2005 the WIA budgeted money to pay for a recognition & appreciation dinner for all forestry volunteers. It was held at the Kings Deer Country Club last Friday night. John & Linda Ottino participated. John gave three certificates of appreciation on behalf of the Board. Bill Nealon received a certificate for his 27 years of service as a Tree Monitor. No one has served longer than Bill. Howard Rice received a certificate for being the Forestry Volunteer of the Year – 2005. He made 35 homeowner lot inspections and was always ready to respond to requests for MPB trees and other types of evaluations. Howard also made the most homeowner visits in 2004. John also gave Jim Woodmen a token of WIA's appreciation for his commitment to the Forestry program and continued efforts to rid Woodmoor of MPB. In addition, the attending Tree Monitors received unique caps and vests with "Woodmoor Forestry" embroidered on each. The caps were gifts and the vests will be theirs to use as long as they are active forestry volunteers. It was agreed that the party was a great success and accomplished our goals of recognition and appreciation of the hard work and time the volunteers donate to the community.

The Forestry Strategic Plan for 2005 and 2006 has a goal of becoming a **FireWise Community** within the next 3-4 years. In October, we learned about a Federal program designed to encourage "wildlands-urban interface" (WUI) communities, like ours, to create and implement a "Community Wildfire Protection Plan" (CWPP). Members will recall some of the political debate about spending federal dollars to thin forests around WUI communities in the west as a way to protect them from devastating wildfires. The government now requires that in order for a community or HOA like ours to receive federal money to reduce vegetative fuels, they must have an approved CWPP. The FireWise Community program also requires a similar plan. So, if Woodmoor completes a CWPP, we have "killed two birds with one stone."

The creation of a plan starts with the formation of a steering committee. Our initial steering committee will consist of Jim Woodman and Matt Beseau, Battalion Chief Jakes of the Tri-Lakes Fire Department, Mark Johnston – El Paso County Forester, and Dave Root – Colorado State Forest Service, Woodland Park. The first meeting that was scheduled for today (**8 Dec**) was postponed to Dec. 15. Jan Hackett, who oversees the Forest Stewardship Program for the Colorado State Forest Service, will participate in the first meeting. Representatives from other groups, i.e. Woodmoor Water, El Paso County Roads, etc., may be added as prioritized needs are identified. The normal time for completing a plan takes about 12 months.

The biggest technical hurdle for WIA is creation of a comprehensive map of the forest

vegetation in Woodmoor. Both the state and county have said they would provide this support.

15. Mottl distributed a map outlining the land parcels that Hilderbrand & Associates/ KAB Designs currently have on the market. It is Mottl understands that a contract has been signed. Three of the parcels are multi-family. No plans have been submitted to the WIA.
16. Members were given a draft of the December newsletter to review. Any changes or corrections need to be sent to Mottl by noon on December 9.
17. Ottino stated his intention to recognize the Cub Scout Pack 117 as well as the St. Mathias Episcopal Youth Group for their contribution in the Adopt a Neighborhood Program throughout the past year. Both groups will be given a certificate of appreciation and offered free usage of the Community Center for four hours in recognition of their efforts.
18. Review of Financial Statements: Hutchinson distributed and reviewed the October Financial Statements.
19. Post warned members about the number of criminal trespass auto (CTA) Woodmoor has been experiencing. Residents should always lock their vehicles and keep any valuables stored within it out of sight. Also, thieves will not hesitate to rob a vehicle that is left running to “warm it up”.

### **Unfinished Business**

20. Hutchinson distributed the 2006 Budget for Board approval. Miller **moved** to adopt the Budget as presented. Healy **seconded** the motion. All were in favor. The motion **passed**.
21. The board went into executive session at 8:48 p.m.
22. The board came out of executive session at 10:23 p.m.
23. McMullen **moved** to nominate Bill Walters as a WIA Member-at-Large through January 30, 2006. Post **seconded** the motion. All were in favor. The motion **passed**.
24. Healy **moved** that the teepee discussed during Executive Session be treated as playground equipment and approved for two years at a time. Hutchinson **seconded** the motion. All were in favor. The motion **passed**.
25. Board members unanimously agreed to uphold the fine of \$250. previously levied on Owner 5771 for a covenant violation involving an aggressive dog/dog attack.
26. Board members unanimously approved a new covenant violation fine structure that will become effective January 15, 2006. No fines were increased. Some fines were lowered. Healy will send the changes to Mottl and they will be posted on the Woodmoor website.

27. The meeting was adjourned at 10:28 p.m.

RESPECTFULLY SUBMITTED:

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Date

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Camilla Mottl, Executive Director for  
George McFadden, Secretary