

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

**January 18, 2006**

1. John Ottino, WIA President called the meeting to order at 6:58 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
Bill Walters	Member-at-large
  
3. Staff in attendance:

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

Dave Reitan	Six & Geving Ins.
Chris Pollard	Community News
Nicole Osborne	Tribune
Phil LeBeau	Resident
Terry Holmes	Resident
Mike Porter	Resident
Lorna & Bill Souther	Residents
  
5. Ottino welcomed the visitors to the meeting.

**New Business**

6. 2006 Insurance Package: Dave Reitan gave the board a briefing on the 2006 insurance package. Some of the information he provided:
  - Premium increase for WPS is due to payroll increase: it is based on the payroll total.
  - Insurance is higher for armed officers
  - Some savings possible if WPS not armed (up to 25%)
  - Approx. \$5K savings if liability lowered to \$1M from \$3M
  - 2006 insurance cost approximately 5% higher than previous year.Dave will provide answers to various board questions regarding the affect potential WIA projects (dog park, skating rink, playground) or arming WPS officers with tasers rather than firearms will have on insurance premiums.

7. Resident Questions: Residents Lorna & Bill Souther had some questions for the board regarding the Choi Pankey development. This development is in the initial planning stages and will likely not begin until late 2006 or 2007.
8. Approval of minutes: The minutes of the last meeting were approved as presented.
9. New Board Member Orientation: Mottl set the date for newly elected board member orientation for the 1<sup>st</sup> Saturday after the elections at 9:00 a.m. at the Barn.
10. SB100: Mottl and Ottino discussed the SB100 requirements for homeowner education regarding SB100. Information will be added to the annual meeting presentation and to the website. There is a new document required by SB100 which must be filled out by the seller.
11. Request for Organizational Meeting: Walters requested that a meeting be held following the annual meeting, prior to the Feb BOD meeting in order to elect officers. A date of Feb 1<sup>st</sup> at 7:00 p.m. was selected and agreed upon by the board.
12. Review of July Financial Statements: Hutchinson reviewed the December financial statements for the board. Some highlights were that interest income, barn and office rentals, and WPS income were up.
13. Record Review Policy: Mottl requested that the board adopt the presented record review policy (in line with SB100 requirements). **Healy motioned to pass a resolution to adopt the document/record review policy as presented. Post Uiterweer seconded and the motion passed unanimously.**
14. Approval of New Materials: Miller presented some roof shingle materials to the board and asked that the board approve these materials for use in Woodmoor. **Miller motioned to approve the Atlas "Storm-master LM" series (5 colors) which was seconded by Healy and passed unanimously.** Miller also presented a new type of split rail type fencing to the board – a doveled wood fence. **McMullen motioned to accept the doveled style wood fence in the same style as previously approved split rail fencing which was seconded by Healy and passed unanimously.**

### Unfinished Business

15. WPS Vehicle: Chief Nielsen presented a request to purchase a new Jeep Liberty to replace the Dodge Intrepid which will be sold. The estimate presented was for \$18,252. This amount did not include decals and light bar which would bring the total purchase price to approximately \$23K. The amount budgeted for this purchase was \$21K. **Hutchinson made a motion to approve the purchase up**

**to the amount budgeted (\$21K). Post Uiterweer seconded. The motion passed 6-1-1 with Walters voting “No” and McMullen abstaining.**

16. Update on requested Stop Signs: Ottino discussed the need to have a board resolution to have stop signs placed at the previously approved intersections (Sept 7, 2005 BOD meeting). The intersections were:

- i. Caribou & Early Star
- ii. Portland & Fairplay
- iii. New London & Bowstring (make it a 3 way stop)

This resolution is necessary as a first step in order to provide Commissioner Williams with something tangible to take to the El Paso County Commissioners meeting. **McFadden made a motion to adopt resolution 06-2 to request the county to place stop signs at Caribou & Early Star, Portland & Fairplay, and New London & Bowstring. Hutchinson seconded the motion and it passed 7-1 with Walters voting against.**

17. The Board moved to Executive Session at 9:03 p.m.

18. The Board resumed regular session at 10:28 p.m.

19. The meeting was adjourned at 10:29 p.m.

RESPECTFULLY SUBMITTED:

\_\_\_\_\_  
Date

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George McFadden, Secretary