

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

February 15, 2006

1. Hans Post Uiterweer, WIA President called the meeting to order at 7:05 PM.
2. WIA Board Members present:

Hans Post Uiterweer	President
Bill Walters	Vice-President
Betty Hutchinson	Treasurer
Terry Holmes	Secretary
Elizabeth Miller	Architectural Control
James Woodman	Forestry
Allan McMullen	Common Areas
George McFadden	Covenant Enforcement
Brian Osterholt	Public Safety
3. Staff in attendance:

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

Phill Steininger	Woodmoor Water & San.
Jesse Shaffer	Woodmoor Water & San.
Elizabeth Hacker	Woodmoor Water & San.
Benny Nasser	Woodmoor Water & San.
Mike Oberle	Resident
Chris Pollard	Community News
Nicole Osborne	Tri-Lakes Tribune
5. Approval of the minutes: George McFadden made a correction on 'Board Members present' and then the minutes of the January 18, 2006 meeting were approved.
6. Hans Post Uiterweer welcomed all visitors to the meeting.

New Business

7. Chris Pollard asked if WIA would keep up with the fire department to equalize the mil levy rates. Post stated that WIA will look at its' position on this.
8. Phill Steininger of Woodmoor Water & Sanitation (WWS) introduced his staff. Steininger then identified a specific site off Scrub Oak Way that is 150' x 60' where WWS wants to build a new well to tap in to the Arapahoe basin. WIA currently owns this site and WWS wants to purchase the site from WIA. Jesse Shaffer, WWS Engineer, spoke about why this site is preferred over other alternatives. WWS has already secured the appropriate easements to build a 6" pipeline for water delivery from proposed site to the WWS filter plant on Leggins Way. Drilling would take

about 3-4 weeks and run 24/7 and it will be very noisy. The well pump would be placed approximately 2,200' underground. Activity would include several construction vehicles parked in and around the area throughout the drilling phase. A 10'x10' or 12'x12' permanent "doghouse" would be built to house equipment and the only permanent noise after drilling would come from a step-down transformer placed on the site. Since the site is the best one available within the water district, if WIA chooses not to sell the land, WWS will consider doing a condemnation to gain access. Once completed, the site would be landscaped to fit natural area. If WWS buys the land and doesn't drill a well, they will option the land back to WIA. Mottl will work with Steininger to set up educational meeting for WWS to present the plan to surrounding residents.

9. Resolution on Ancillary Buildings: Post invited resident Mike Oberle to speak on this topic. Oberle presented census numbers for 1990 & 2000 showing family size in the Woodmoor area declined over that 10-year period and stated that this fact was counter to information presented by WIA to residents of Woodmoor. Oberle stated that the Ancillary Building resolution was not appropriate for Woodmoor and requested that the WIA Board step back from making a supporting decision, as it was not in the best interest of Woodmoor. Post stated that the resolution had been openly discussed in town hall meeting and residents had the opportunity to voice comments on the open forum web site and at the WIA Annual Meeting on January 30, 2006. WIA residents voted on the resolution at the Annual Meeting and it was passed by a vote of 388 to 129. **Miller moved to adopt the Resolution for the Ancillary Building/Shed Guidelines and there was no second to this motion. McFadden moved to table this discussion until the next meeting, which was seconded by Hutchinson. The motion passed unanimously.**

10. Ratify Insurance Vote & Report: Post requested members ratify the vote made via e-mail on January 26, 2006 to accept the Six and Geving WIA Insurance Proposal for 2006. **On that date, Woodman moved to accept the proposal, which was seconded by Post. Walters, Woodman, Hutchinson, Post, Healy and Miller voted to accept the proposal. McMullen and McFadden voted against. The motion passed six to two. Walters moved to ratify the previous vote to accept the insurance proposal, which was seconded by Woodman. The motion passed unanimously.** Discussion ensued regarding moving the insurance expiration date so that it didn't coincide with year-end business of electing new Board members. Mottl reported that additional premium for adding playground equipment would be approximately \$100/year.

11. Set dates for Great American Cleanup & Town Meeting: McMullen suggested that Flea Market be set for May 13, 2006 with a snow date of May 20, 2006 and that the Great American Cleanup be set for June 3, 2006. McMullen agreed to be point on the Flea Market and will seek volunteers for the Cleanup. All Board Members agreed on these dates and there was no vote. The Town Meeting date was postponed to Executive Session.

12. Confirm attendance to Hearings/Variance on March 1, 2006: A tally of WIA Board Members attending Hearings, Variances & Appeals meeting for next few months met a quorum. No further discussion.
13. January Financial Statement: Hutchinson reviewed the January 2006 balance sheet.
14. Reserve Investment Opportunities: Hutchinson and Mottl are studying various means to invest WIA funds and will report to the Board next month on findings.
15. Common Area Report: McMullen reported interest in installing playground equipment in WIA common area and stated that such equipment, though used, may be available at significant discount. Ice skating rink, Frisbee Park and dog parks were also discussed. Post suggested that any such initiative be resident driven. McMullen will continue research and report back to the Board.
16. SB100 – Rules and Policy Adoption: Mottl explained the necessity of adopting a resolution that restates the April 21, 1993 Resolution No. 1-93 that requires the Board to amend or adopt WIA Rules and Regulations, Part I, II, III and IV (design Standards) via a Board resolution. The new resolution adds the requirement that all Administrative Policies also be approved via Board resolution. **Walters moved to approve the resolution. The motion was seconded by Osterholt and unanimously approved.**
17. SB100 – Reserve Planning Funding & Mgmt Policy: A brief discussion was led by Mottl. **Hutchinson moved to approve the resolution adopting the “Woodmoor Improvement Association Policy for Reserve Planning, Funding & Management”. The motion was seconded by Walters and unanimously approved.**
18. SB100 – WIA Collection Policy: Mottl led a brief discussion. **McFadden moved to approve the resolution adopting the “Woodmoor Improvement Association Collection Policy”. The motion was seconded by Miller and approved unanimously.**
19. Meeting with Lewis Palmer School Board: Post led a discussion about meeting with LP school Board to develop cooperative effort on south Woodmoor traffic issues. Gail Wilson of the school Board has expressed an interest in working with WIA. Post went on to select himself, Walters, Osterholt, Holmes and resident Jake Shirk to meet with the LPSB. Post will notify LPSB of our committee members and request possible meeting dates. Post will set a date for our internal committee to meet so that we may develop an agenda.
20. Home Place Ranch: The developer of Home Place Ranch has extended an invitation to the Board of WIA to meet with them on February 22, 2006 to discuss their plans for development. Board members McFadden and Miller will attend.

21. El Paso County Commissioner's Meeting: Post asked for volunteers to attend the Commissioner's meeting on March 13, 2006 wherein they would hold a discussion on possible placement of new stop signs in south Woodmoor. Board members Post & Holmes will attend with Walters as a back up.
22. The Board moved to Executive Session at 9:05 PM
23. The Board resumed regular session at 9:40 PM
24. The meeting was adjourned at 9:43 PM.

RESPECTFULLY SUBMITTED:

Date

Terry J. Holmes, Secretary