

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

March 15, 2006

1. Hans Post Uiterweer, WIA President called the meeting to order at 7:01 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
Brian Osterholt	Public Safety
3. WIA Board Members Absent:

George McFadden	Covenant Enforcement
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4. Staff in attendance:

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

Gary Myers	Resident
Elaine Myers	Resident
Eric Lessing	Resident
Richard Hicks	Resident
Chris Pollard	Community News
6. Approval of the minutes: The February 2006 minutes were approved as written.
7. Hans Post Uiterweer welcomed the visitors to the meeting.

New Business

8. Richard Hicks voiced concerns about future development around Lake Woodmoor. Mottl stated that nothing has been received from any developer and advised Mr. Hicks to contact her each week for an update. Hicks also mentioned that some residents were forming a group to monitor the development.
9. Resolution on Ancillary Buildings: Eric Lessing addressed the Board in support of ancillary buildings and provided a handout with additional information. **Walters moved to take Ancillary Buildings issue off the table from last meeting and this was seconded by McMullen. All were in favor. Miller moved to pass the resolution on Ancillary Buildings, seconded by Hutchinson. For: Post, Miller, Hutchinson, McMullen, Woodman & Holmes. Against: Walters & Osterholt. The motion passed.**

10. New High School: Gary Myers spoke regarding the new high school with concerns about traffic, roads and noise in the proposed area. Post informed Mr. Myers that the Woodmoor Articles of Incorporation prohibit WIA from getting substantially involved in political matters. He further stated that the information received to date is limited and that until such time that a final site is selected, the Board cannot address the issues he has raised.
11. Board of County Commissioners Meeting – Stop Signs: Holmes & Walters gave a report on their participation at the March 13th Board of County Commissioners Meeting, during which the issue of additional stop signs in South Woodmoor was discussed. It was reported that the resolution passed by 3/2 vote and the new stop signs will be install at New London/Bowstring, Portland/Fairplay & West Caribou/Early Star by mid-April. The County will conduct a baseline traffic study prior to installation and WIA is to provide all traffic surveys conducted since the high school has been in session last August. WIA and the County Transportation Department will jointly report back to the Commissioners in 6 months and 1 year. With respect to informing residents, Chris Pollard will write an article in the OCN and Holmes will provide an article for the WIA newsletter.
12. Meeting with LPHS & Sheriffs Efforts on Traffic Control: Osterholt gave a report of the WIA & LPHS Board members meeting held on March 14, 2006 at the WIA Barn. Discussion ensued on traffic issues, the new stop signs, LP/WIA cooperation efforts, WIA awareness to promote positive actions and a LPSD student information campaign called “Respect Your Neighbors – Slow Down”.
13. February Financial Statement: Hutchinson reviewed the February 2006 financial statements. Hutchinson and Mottl met with a professional Employer Organization (PEO). They will continue to investigate options and report next month.
14. Reserve Investment Opportunities: This item was deferred to Executive Session.
15. WPS Report: Nielsen reported that he has applied to the Women’s Club for a grant to fund 50% of the equipment required for the new WPS Jeep. The Women’s Club generates their money for grants from the Pine Forest Antique Show each April and grant approvals are designated after the show. Nielson also reported that the Bent Tree Homeowners Association declined services from WPS. An offer for WPS services is still pending with Timberview and The Heights.
16. Resident Communications: Walters reported that a meeting consisting of Walters, McMullen, Hutchinson and one WIA resident was held to discuss improving community communications. The primary focus of the meeting was the WIA monthly newsletter. It was determined that the newsletter currently consumes approximately 140 internal man-hours to prepare and \$1,200 in hard costs to print and distribute. McMullen is investigating cost to outsource the newsletter.

17. Common Area Report: McMullen reported that the Great American Clean-up shall be held on June 3rd. McMullen will pick up more garbage bags and he will order new signs that will denote need for volunteers. The Flea Market will be held on May 13th (snow date is May 20th) at the Barn parking lot. Booths will cost \$10 for WIA residents, \$15 for non-residents & \$20 for commercial. Parking has been authorized at the LPMS. McMullen will order the signs and Mottl will check on securing a food permit from the county so WIA can prepare and sell food items.

McMullen received a bid of \$2,100 to repair drainage at Lower Twin pond and to fix the ditch at Fairplay and New London. Discussion ensued on how to fund these expenditures. Mottl and Hutchinson will review budget and email results.

18. Forestry Report: Woodman reported that the Mountain Pine Beetle (MPB) populations appears to be very low and only affecting 5 lots so far this year, though trees are still turning brown from MPB infestations from last year. Grants for boundary-thinning projects have been increased from \$500 to \$750. Current WIA thinning is going slow, but the results look great.

Woodman also reported that WIA has been designated as the pilot for a new statewide project called Community Wildfire Protection Plan (CWPP) and multiple resources from across the state are being donated to WIA throughout the project exploration phase. Being the pilot HOA may allow WIA a first opportunity for upcoming grants.

19. Volunteer to Monitor Development around WIA: After some discussion, nobody volunteered, but Miller will check with Ralph and with Mr. Hicks.
20. T-Mobile Monopole Update: Post reported that he had inspected the site for the proposed installation of a 55' cellular monopole. The site was also reviewed by Woodman and Holmes. After some discussion, it was agreed that WIA would provide no comment on the proposed installation.
21. Confirm Attendance to Hearings/Variances on April 5th: Miller, Post, Walters, McFadden and Holmes will attend.
22. April 2006 Newsletter: A request was made to all Directors to provide articles that are informative and interesting and to consult with appropriate Director if you plan to submit an article about their area of responsibility.
23. The Board moved to Executive Session at 9:00 PM
24. The Board resumed regular session at 9:57 PM
25. Tax Auction on Scrub Oak Easement: A brief discussion was held regarding an upcoming tax auction in which the WIA easement on Scrub Oak Way is listed to be auctioned for back taxes in the amount of \$3,094.69. **McMullen moved to research**

the possible opportunity for tax abatement and, if that won't work, then to pay the back taxes in the amount owed. The motion was seconded by Woodman and approved unanimously.

26. Citadel Bank: A brief discussion was held regarding Certificates of Deposit Account Registry (CDARS), a program offered by Citadel Bank to HOA's wherein our banking accounts can be consolidated into one bank with full FDIC insurance up to \$20 million. Hutchinson moved to transfer \$600,000 from our Peoples Bank money market fund and \$500 from the Peoples Bank checking account into multiple FDIC insured CD's at Citadel Bank. Motion was seconded by McMullen and approved unanimously.

27. Hutchinson moved and Woodman seconded to adjourn at 10:05 PM.

RESPECTFULLY SUBMITTED:

Date

Terry J. Holmes, Secretary