

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

April 19, 2006

1. Hans Post Uiterweer, WIA President called the meeting to order at 7:02 PM.
2. WIA Board Members present:

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| Hans Post Uiterweer | President |
| Bill Walters | Vice-President |
| Betty Hutchinson | Treasurer |
| Terry Holmes | Secretary |
| Elizabeth Miller | Architectural Control |
| Allan McMullen | Common Areas |
| George McFadden | Covenant Enforcement |
3. WIA Board Members Absent:

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| Brian Osterholt | Public Safety |
| James Woodman | Forestry |
4. Staff in attendance:

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

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|----------------|-------------------|
| Ted Rinebarger | YMCA |
| Jim Strange | YMCA |
| Nicole Osborn | Tri-Lakes Tribune |
| Chris Pollard | Community News |
6. Approval of the minutes: The March 2006 minutes were approved as written.
7. Hans Post Uiterweer welcomed visitors to the meeting.

Visitors Address the Board

8. Ted Rinebarger of the YMCA presented a preliminary design for the new Tri-Lakes YMCA. They are seeking relief from certain covenants. McFadden asked about lighting and Rinebarger stated that they would conduct a photometric study to ensure compliance. They are current conducting a traffic study in cooperation with Lewis Palmer High School. Public fund-raising starts this summer and they anticipate breaking ground on Phase I in 4th quarter 2006 with construction taking approximately 12 months. **Walters moved to approve variance to design standards of the Jackson Creek Covenants by allowing the YMCA to be open from 5:30a.m. to 10p.m. and to allow 30% of the parking spaces to be 8'w x 16'l. McFadden seconded. The motion passed unanimously.**

Reports of Special Committees

9. Communications Committee: Walters gave brief report on Communications Committee. It is their recommendation to create a newsletter committee with a Board liaison to oversee layout of material and to publish a total of four (4) issues of the Woodmoor newsletter each year consisting of eight (8) pages each. They have received 3 quotes for outsourcing the layout, printing and mailing; Special Effects: \$2,241, Signature Offset: \$1,282, Tri-Lakes Printing: \$1,164. McFadden suggested that we publish six newsletters each year consisting of 4 pages each. Mottl stated that all editing required oversight to ensure accuracy on rules, covenants and laws. It was determined that any volunteers must provide their own computers. It was determined that design and content would continue to be performed in-house. **McFadden moved to award bid to Tri-Lakes Printing to publish 3 more newsletters this calendar year at \$1,164 each. 2nd by McMullen. The motion passed unanimously.**

Walters also reported that the Communications Committee suggested a town meeting in July to allow residents to meet the Board and hear special reports. Members also discussed making the meeting something that will also provide, at least for some portion of the event, a social setting allowing WIA members to meet their Board and Staff in a more relaxed venue. The Committee will have further discussions and report back to the Board at the next monthly meeting.

Old Business

10. 2006 Strategic Plan Progress Update: Post reviewed the WIA 2006 Strategic Plan and there ensued a discussion on the 2006 Goals of the Plan;
- a. *Identify Common Area Captains to reestablish care and maintenance of all common areas* – All but 2 are identified.
 - b. *Encourage more resident participation at monthly Board meetings through resident email notices, local newspapers and word of mouth* – Established the Communications Committee, July Town meeting, newsletter, flea market & Great American Clean-up.
 - c. *Develop method of enforcing removal of MPB infested trees on properties where owners are uncooperative* – Done
 - d. *Contain operating expenses as much as possible despite rising costs* – Continual efforts.
 - e. *Initiate at least one additional community sponsored event to promote a sense of community involvement and pride in Woodmoor* – Flea market and July town meeting.

Post then asked each committee Chairperson for an update on their 2006 Objectives.

- Architecture Control – All objectives are met.
- Community Center – Mottl will present new projects in about 2 months.
- Common Areas – new trail completed, mowing going out to bid, ponds may not be stocked this year due to lack of water
- Covenant Control – everything is on track.

- Forestry – Woodman is absent.
- Public Safety – Only questionable item is neighborhood watch programs because of no crime.

11. Common Area Report: McMullen gave update on flea market – about 70 booths sold. 12 posters are up and another 25 are going out. Working with vendors to sell coffee, soft drinks & muffins.

McMullen reported that drainage repair to Lower Twin Pond will cost \$2,100, which includes repair to Fairplay ditch. **McMullen moved to accept the bid from Sharpest Cut for \$2,100, 2nd by McFadden. Motion approved unanimously.**

12. Liability Insurance: Walters stated that he would like to avoid the time crunch on approving new insurance policies at the beginning of each year – perhaps move the anniversary date to October or change the renewal date. It was discussed whether we should invite the agent to next meeting to discuss options. Mottl will check on early renewal, credit and how soon we can get new annual bids.

New Business

13. Holding BOD Meeting in the Barn: McMullen advocates use of the Barn for Board meeting because it has more room. **McMullen moved to hold Board meetings in the Barn, 2nd by Walters. Miller opposed and Post abstained. The motion carried.**

14. Financial Report: Hutchinson provided March 2006 financial report and discussed actual-to-budget variances through 3/31/06. Hutchinson further reported that the LMC Resources – PEO proposal was far too expensive so there will be no further action taken. Research will be continued in effort to find another solution.

15. WPS Heights Service Proposal: Nielsen presented a 4 year plan for providing WPS service to the 49 homes in The Heights. Year 1 (remainder of 2006): \$80/home, 2007: \$135/home, 2008: \$150/home, 2009: \$158/home. **McFadden moved that we adopt this fee schedule for the Heights if a four year contract is signed, 2nd by Hutchinson. Motion was approved unanimously.**

Some discussion was held on vacation check fees and implementation dates. Further discussion was tabled until the next meeting because the Director of WPS requested he be present when it takes place.

16. Confirm Attendance to Hearings/Variations on May 3, 2006: McMullen, Miller, Post, McFadden and Osterholt will attend.

17. The Board moved to Executive Session at 9:20 PM.

18. Post left the meeting at 9:50 and VP Walters accepted control of the meeting.
19. The Board resumed regular session at 9:57 PM
20. Discussion ensued the best utilization of WIA's funds and Hutchinson recommends transferring from multiple banks into Citadel Bank, specifically their Certificate of Deposit Account Registry Service (CDARS) for the greatest flexibility. Hutchinson reported that WIA could make an additional \$45,000 in interest annually from making this move. **Hutchinson moved to transfer approximately \$900,000 to Citadel bank, 2nd by Miller. Motion approved unanimously.**
21. Hutchinson moved and McMullen seconded to adjourn at 9:58 PM.

RESPECTFULLY SUBMITTED:

Date

Terry J. Holmes, Secretary