

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

**May 17, 2006**

1. Hans Post Uiterweer, WIA President, called the meeting to order at 7:00 PM.
  2. WIA Board Members present:

Hans Post Uiterweer	President
James Woodman	Forestry
Brian Osterholt	Public Safety
Terry Holmes	Secretary
Elizabeth Miller	Architectural Control
Allan McMullen	Common Areas
George McFadden	Covenant Enforcement
  3. WIA Board Members Absent:

Bill Walters	Vice-President
Betty Hutchinson	Treasurer
  4. Staff in attendance:

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

Chris Pollard	Community News
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1. Approval of the minutes: The April 2006 minutes were approved as written.
2. Hans Post Uiterweer welcomed the visitors to the meeting.

**Old Business**

3. Common Area Report:
  - a. McMullen reported that the Flea Market, after discounts, collected from about 50+ booths, traffic issues were non-existent and the event ended about an hour early. Profit for WIA from the event was approximately \$342.00. Everyone felt this was a great success, especially for the first event of this nature and discussion ensued about a fall Flea Market.
  - b. Repairs to Lower Twin Pond have been completed.
4. GAC: Per Mottl, Marion has collected \$250 from sponsors to date and she is putting together a "How-To" book to provide step-by-step instructions for organizing future Clean-ups. Four pick-up trucks have been reserved to date.
5. Vacation Checks: A discussion was held to determine if WPS should charge a fee for vacation checks. It was ascertained that there is no desire at this time to charge a fee for vacation checks and WPS will continue soliciting donations.

6. Forestry Update:

- a. Woodman reported that there are 45 days left to submit for the \$45,000 Defensible Space Grant.
- b. Common area thinning to date has seen about 15 acres completed this year. Woodman led Board members Post, McMullen, Miller & Holmes on a tour of recently thinned areas around Toboggan Hill prior to today's Board meeting.
- c. Community Wildlife Protection Plan – The group has completed a satellite overlay, by lot, for all of Woodmoor. Woodman provided a handout that detailed the risk classes of all acreage in Woodmoor. In another 2 months, we should see some recommendations from the study.

7. Email Addresses for BOD Members: Mottl reported that each email address would cost \$5.00 to set up. Discussion was held on pro's & con's of BOD members having direct communications with residents and possible loss of such communications because they don't go through the WIA server. Further discussion will be held when Walters is present.

8. Insurance Update: Discussion was tabled until next month.

**New Business**

9. Lewis Palmer School Board: Post believes it is time to meet again with the LPSB about traffic issues and he will contact Gail Wilson to set up meeting date and time. Others BOD Member to attend are Walters, Nielson, Osterholt & Holmes.

10. Monument Town Planning Meeting - Mottl and Miller reported on recent activities regarding Wahlborg project and Home Place Ranch (HPR). WIA has requested that no roads within HPR line up directly with Fairplay and that no easy through road will be provided linking 105 via Fairplay to other destinations.

11. NEPCO Meeting Report: Post reported that he attended the NEPCO meeting though there was nothing affecting WIA.

12. Financial Report: Though Board Treasurer Hutchinson was absent, she left detailed financial and variance reports for all Members to review.

13. Miscellaneous Projects: McFadden made a motion that WIA eliminate the \$25.00 fee required when residents file for misc. projects, stating his belief that the fee is an unnecessary financial burden on residents and he also believes many residents don't file for their projects because of the fee. Discussion ensued on the purpose for the fee. Post requested that McFadden meet with Miller to review all items that are classified under the Misc. Projects and determine if reclassification of some projects was warranted. This item was tabled for a future meeting.

14. Master Gardener: Mottl reported that a Master Gardener from the Colorado State University Master gardener Volunteer Network was available in the Monument Library until August 29, 2006.
15. Confirm Attendance to Hearings/Variances Meeting on June 7, 2006: Confirming were Post, Miller, Walters, Woodman, Hutchinson with Holmes as a possibility.
16. The Meeting was moved from regular to executive session at 9:00 PM.
17. The Meeting was moved from executive to regular session at 9:21 PM
18. The Meeting was adjourned at 9:21 PM

RESPECTFULLY SUBMITTED:

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Date

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Terry J. Holmes, Secretary