

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

**June 21, 2006**

1. Hans Post Uiterweer, WIA President, called the meeting to order at 7:03 PM.
  2. WIA Board Members present:

Hans Post Uiterweer	President
Bill Walters	Vice-President
Betty Hutchinson	Treasurer
James Woodman	Forestry
Elizabeth Miller	Architectural Control
Allan McMullen	Common Areas
  3. WIA Board Members Absent:

Terry Holmes	Secretary
Brian Osterholt	Public Safety
George McFadden	Covenant Enforcement
  4. Staff in attendance:

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

Nicole Osborn	Tribune
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1. Approval of the minutes: The May 2006 minutes were approved as written.
2. Hans Post Uiterweer welcomed the visitors to the meeting.

**Reports of Special Committees**

3. Bill Walters reported that the Communication Committee had not met since May due to summer travel schedules. He reported that the committee agreed to stop delivering bread with their welcome packet due to logistical problems. Instead, they are using canvas bags with the WIA logo. These bags can also be purchased for \$5 each at the administrative office. He stated that administrative staffer Pat Wasson was keeping track of who, where and when the packets were being delivered and that the system was working well. The committee discussed having the Town Meeting or Social or some combination of the two sometime in July. Discussion ensued regarding the nature of the meeting and if and when it might be held. No definitive decisions were made.

Mottl asked if the committee would be interested in helping to create a short film that could be given (via cd) in the welcome packet. The film would be designed to inform owners about the positives of living in a community with protective covenants, the role of WIA and the beauty of its common areas. Mottl has two residents that she has already met with who have confirmed their willingness to contribute their

professional expertise (a videographer and a professional actress) in creating the welcome film. However, she needs more volunteers willing to work on production and the script. Walters was unsure if McFadden would be interested. McMullen stated that he is interested and has past experience in filming a short documentary.

### **Financial Report**

4. Hutchinson provided the May Financial Report and reviewed the actual to date variances.

### **Old Business**

5. GAC After-Action Report: Mottl stated that Marian needed to be recognized for all her efforts and hard work as this years Coordinator of the Great American Cleanup. Through Marian's efforts \$300 in cash donations were collected from Peoples National Bank, Integrity Bank and Pulte Homes. Marian also received the following donations for door prizes and the barbeque:
  - a. Two Watts – three \$10 gift certificates
  - b. Keller Williams Real Estate (Claire Boynton) – 10 tickets to the State Fair
  - c. Chili's Restaurant – four \$5 gift certificates
  - d. Conoco – 2 boxes of hot dogs
  - e. Conoco Automotive – 4 bags of ice
  - f. Dollar Shop – paper products and gardening gloves
  - g. Domino's Pizza – 30 gift certificates for 8" personal pizzas
  - h. King Soopers - \$25 gift certificate
  - i. McDonalds – multi gallons of orange drink and soft ice cream gift certificates
  - j. Pepsi – 3 buy one case- get one case free certificates
  - k. Woodmoor Pines Country Club – a dinner for two
  - l. Starbucks Coffee – one lb of coffee
  - m. Safeway – \$50 gift certificate
  - n. Taco Bell – 3 gift certificates for Combo Meals for Two
  - o. TriLakes Disposal – two 30 yard dumpsters
  - p. Woodmoor Monument Fire – brought a grill and did all the cooking

Mottl reported there were 150 volunteers that signed up and passed around a copy of the thank you ad that was placed in the Tribune recognizing all of the volunteers and the corporate sponsors. A guideline book is being created for the next years GAC Coordinator.

McMullen stated that the project was more than one director could handle so multiple volunteers need to be sought out in coming years.

6. Forestry Update

- a. Woodman informed members that money left over from the donations made to the GAC will be used to fund an Ice Cream Social for the Tree Monitors and the Common Area Captains to be held on June 27th. Board members were invited. Post, McMullen and Walters stated they would attend.
- b. MPB started flying this month. They started two weeks early this year.

- c. Woodman reports seeing MPB hits 15 feet high on trees versus the trunk area where there are no limbs. The pitch produced from the hit was more like a waterfall than the tubes you usually see.
- d. If you see new Mountain Pine Beetle hits, you should NOT cut down the tree. Once a tree has been hit, other MPB will be attracted to it. If you cut it down, the MPB will simply move on to another tree, which may cause the loss of additional trees.
- e. Trees that are hit this season should be left alone and not cut down until after October 15.
- f. All slash on properties need to be removed and Woodman warned against storing stacked wood between trees as both can attract IPS and MPB.
- g. Woodman also noted that the Defensible Space Grant ends on June 30. WIA has had good resident response as owners seem to be more aware of the high fire danger we are currently experiencing. Additionally, WIA has been able to partake of the grant to do considerable (10 – 15 acres) defensible space clearing in the Toboggan Hill area, the Marsh, Common Area A between Regatta and Meadow Lake, Wild Duck and Hidden Springs.

7. Insurance: Mottl reiterated the responses from our insurance provider to the questions previously posed by as follows:

- a. Can we renew our policies earlier than February 1 and get a credit on the premiums? NO
- b. What is the soonest we can get a proposal prior to our renewal date?  
FACTS: In the last quarter of each year, especially November and December (with the holidays), most insurance companies are already inundated with requests to get bids to the overwhelming majority of businesses that buy their insurance at the beginning of the standard fiscal year (January 1 through December 31). This makes it particularly difficult to get early quotes for a February 1 renewal date. In other words, the demands of the many “must haves” overwhelm our request for an early quote (60 – 90 days).
- c. Our agent offers these options:
  - We can extend our current policy by three months (to a renewal date of May 1) if we request it now.
  - If we choose not to extend we should send a written request to our agent in mid September requesting that he secure a bid for an eleven month policy in 2007 (February 1 through December 31). However, we need to understand that insurance companies do not usually send their quotes out more than forty-five to sixty days in advance. Premium costs are driven by actuarial studies figured on the most recent payments of claims and they tend to want to make sure they don’t lose money.
  - Finally, we can send a letter to our agent in September requesting we receive an annual bid no later than December 1st and see if that gets us the information any quicker.

Walters **moved** that we request a three month extension of our current policy. McMullen **seconded** the motion. . The motion **passed** unanimously.

8. June LPHS Meeting Report: Post stated that he, Terry Holmes and Brian Osterholt met with Gail Wilson of LPHS. They feel the traffic problem has been positively influenced by combined effects of the LP Awareness Campaign, the Sheriff's presence, the stop signs and the use of the WIA Smart Trailer. At the start of the new school year, all of these efforts will be increased again with WIA requesting the Sheriff's presence be highly visible. This combined with the new entrance off of the JC Parkway, which will be built in conjunction with the YMCA should help alleviate problems. LP will provide WIA with future background data on graduations and major school events so that the association can note these in our newsletter and show support for the students and school. It was suggested WIA use the High School auditorium for the annual meeting due to its many amenities.

Walter requested WPS do a six month review on the number of tickets issued each month by the county as well as results from the WIA Smart Trailer.

### **New Business**

9. WPS equipment for new jeep: Nielsen gave a written report on what equipment is still needed to equip the new jeep that was underestimated in the original 2006 budget (see attached). After review, Woodman **moved** that the Board approve the expenditure of the \$1,841 needed to fully equip the jeep for use by WPS. Hutchinson **seconded** the motion. All were in favor. The motion **passed**.
10. June Monument Planning Meeting: Miller explained that the Village Center preliminary plat presented as being zoned R (Residential) and approved in 2002 was re-submitted and re-approved by Monument Planning in 2004 with a change in zoning to PUD (Planned Unit Development). Filing 2 will have 46 homes (each on ¼ acre). They will be no more than 35 feet in height and there will be no fence restrictions. Filing 3 will have 22.4 acres of patio homes and 4.15 acres of open space. They also plan on having a Senior Living Facility for independent living which will be government subsidized, low cost housing. No plans for the Senior Living Facility were available for review at the meeting.
11. Monument Board of Trustees Special Meeting at Creekside Middle School: Mottl reported the purpose of the meeting was a Public Hearing and informational meeting on the Baptist and I 25 Interchange and Road Improvements as well as any general road issues. Attendees were informed that if area residents wait for this work to be done by CDOT, it will not begin until 2012 although it is needed NOW. The presentation given suggests a one cent sales tax to create a revenue bond to fund the work to begin in 2007 with CDOT repaying the bond when it has the money. BRRTA would propose the ballot initiative. Mottl noted that information regarding Higby Road improvements was that it would begin, at the earliest, in 2012. Since all road issue subjects were welcome Mottl questioned the Board of Trustees on whether or not Fairplay would be lined up with a corresponding street on the opposite side of

Higby in Home Place Ranch. Jim Sullivan stated that the plans had been changed and no roads would line up with Higby.

12. NEPCO Meeting Report: Post reported that the next NEPCO General Meeting will be Saturday, 12 August, from 9:30 to 11:30 am, at the Woodmoor Barn. This meeting will be an “Architectural Control Roundtable” to share ideas, issues, and solutions regarding HOA architectural control. NEPCO will be requesting that the President of each HOA attend along with the HOA’s Architectural Control Committee Chairman and one other person from the HOA (to be invited by the HOA), for a maximum of three people from each HOA. Post and Miller will attend. The third WIA member will be chosen at a future date.
13. Garage Sale: Mottl reported that the Woodmoor Community Garage Sale, hosted by Claire Boynton and Keller Williams Realty would take place on July 14 and 15. WIA will be sending out a mass e-mail notification to the residents.
14. July Newsletter: Mottl requested articles for the July newsletter be submitted no later than July 5<sup>th</sup>.
15. Marking Trails: Mottl reported that a resident requested the Board address the fact that the Piney Trail was not marked and, as a result, residents and their animal are entering personal property abutting the common area. Discussion ensued. McMullen stated he was open to suggestions and will speak directly to the owners involved. He may contact the Scouts and request they mark the trail.
16. Since McFadden was not in attendance, members tabled discussion of fines for common area damages.
17. Common Areas: McMullen reported that
  - a. although the Woodmoor Water and Sanitation denied the request to allow WIA residents to fish, etc., residents should be aware that the WIA does have some waterside common area that can be used for walks, picnics or other gatherings.
  - b. he and Walters were interviewing sign companies and have decided to pursue placing a reader board against the lower portion of the current flagstone sign as the most economical option available. They will continue to pursue bids.
  - c. McMullen explained that a new herbicide, "Milestone" became available in March and was used in Woodmoor this year. He thanked Jim Woodman for investigating the issue and sharing the information that clinical trials show Milestone to be more effective than other herbicides for thistle and knapweed. County officials reported it to be 90% to 100% effective when applied correctly. Apparently it takes 3-4 weeks to see dying plants. When applied as directed, three years in a row, this herbicide, which is safe for use around humans and animals, will eliminate thistle and knapweed.
  - d. McMullen stated that mowing will begin around July 7<sup>th</sup>, weather permitting. Scheduling it in early July will cut the thistle down before it blooms and

seeds. Our new contractor has a mower with turf wheels so it should cause less damage to the common areas.

- e. McMullen and Williams are pursuing sponsoring free musicals by making the barn available to area school musical groups and bands and inviting the Woodmoor residents.
- f. McMullen is pursuing holding a Woodmoor Fall Flea Market, probably in October.

18. Confirm Attendance to Hearings/Variiances Meeting on July 5, 2006: Confirming were Mc Fadden, Post, Miller, Walters, and Hutchinson.

19. Discussion on approval for funding the purchase of items needed in emergency situations was discussed. Walters **moved** that, in emergency or extraordinary circumstances, Mottl be authorized to make purchases up to \$1,500, and, with the approval of the Director involved or the WIA Treasurer, Mottl be authorized to spend an additional \$2,500 if needed. Woodman **seconded** the motion. All were in favor. The motion **passed**.

20. Members commented on the ingenuity and attractiveness of Bob Smith's Totem Pole located on the north side of 105.

21. The Meeting was moved from regular to executive session at 8:28 PM.

22. The Meeting was moved from executive to regular session at 8:55 PM

23. The Meeting was adjourned at 9:21 PM

RESPECTFULLY SUBMITTED:

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Date

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Camilla Mottl, Executive Director for  
Terry J. Holmes, Secretary