

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

October 18, 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 |
| James Woodman | Forestry |
| Brian Osterholt | Public Safety |
| George McFadden | Covenant Enforcement |
| Elizabeth Miller | Architectural Control |
| Betty Hutchinson | Treasurer |
| Bill Walters | Vice-President |
| Allan McMullen | Common Areas |
 3. WIA Board Members Absent:

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| Terry Holmes | Secretary |
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 4. Staff in attendance:

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

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| Chris Pollard | Our Community News |
| Nicole Osborne | Tri-Lakes Tribune |
| Ken Waugh | Waugh & Associates |
| See Sign-In Sheet | Woodmoor Residents |
 6. Approval of the minutes: The September 2006 minutes were approved as written.
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1. Hans Post Uiterweer welcomed all visitors to the meeting.
 - a) Ken Waugh presented the WIA 2005 Financial Review and answered questions. (Review attached).
 - WIA is one of the very few 501C4 non profit community associations in Colorado.
 - WIA is on target with its current reserve program. This program should be reviewed annually for any changes.
 - b) Michelle Dule made a presentation regarding FAQs about Question 3C on the upcoming November ballot. Her overview included:
 - Monument Academy Charter School is a tuition free, public school operated by parents, teachers, and community members as a semi-autonomous school of choice authorized by Lewis-Palmer District 38. The charter school operates under a contract or "charter" between the charter school and District 38. During the 2005-2006 school year, over 12% of the students enrolled in Lewis-Palmer District 38 attended Monument Academy. The charter school has smaller classes and is better able to meet more individual needs of students.
 - The charter school is accountable to the families in the school, the Lewis-Palmer school district and, and the state. The charter school authorizer (Lewis-Palmer District 38) sponsors the charter school and, through a contract, has outlined certain provisions that Monument Academy is responsible to fulfill. Monument Academy is also required to participate in the state-mandated student assessment, Colorado Student Assessment Program (CSAP). It is through the CSAP that charter schools, along with all other public schools in the state, are measured. School Accountability Reports (SAR) are issued annually for public schools in the state, including charter schools.
 - Monument Academy receives 100% of the Per Pupil Revenues (PPR), or money designated by the state Legislature each year for operating expenses, capital reserve and risk insurance. Lewis-Palmer District 38 may retain up to 5% of documented central administrative costs associated

- with oversight of the charter school. Monument Academy receives no bond money or mill levy override monies from District 38 for facilities or operating costs.
 - The Mill Levy will be for a period of ten years, not the typical 30 year bonds that are issued for most school construction projects. The balance of funds needed for construction will come from operating funds. The 1 (one) Mill Levy override will cost the average home owner with a house valued at \$315,000 approximately \$25.00 per year. Or slightly more than \$2.00 per month, and will be limited to 10 years.
 - Denver Public Schools, Jefferson County Schools, Douglas County Schools, Eagle School District, and El Paso County District 20 are among the districts that share bond or mill levy override money with their charter schools. Lewis-Palmer School District 38 does not share bond or mill levy override monies with Monument Academy.
 - Monument Academy's elementary program is currently housed in a series of modular classrooms. The sixth grade is housed in the basement of an office building. The secondary program is located in the former Tri-Lakes Recreation Center and in modular classrooms. Administrative offices and the cafeteria are located in yet another building. This current arrangement does not provide the optimal learning environment for our children. It is extremely important that Monument Academy provide a safe and secure learning environment for our children.
 - The mill levy question asks voters to approve a 1 (one) mill levy override for 10 years. This revenue will be used to help pay for acquiring land and for constructing a new K-12 facility for the students of Monument Academy.
 - Monument Academy is currently negotiating for a parcel of property that is west of I-25. Passage of this mill levy override will allow the school to relocate to a different site that will help to alleviate the traffic problems that currently exist on Woodmoor Drive.
- c) The Chair invited comments from attendees, requesting that those comments involving The Colorado Wildfire Protection Plan (CWPP) wait until that presentation was completed.

2. Reports of Special Committees

- a) *Communications Committee* – Walters reported the fourth and final concert would be held on Tuesday, October 24th. Unfortunately, the last concert had to be cancelled due to snow. Hans Post thanked Bill Walters for initiating the program and doing all the preparation and cleanup following the concerts.

3. September Financial Report

Hutchinson emailed financials and variance reports to all Board members in advance of the meeting. Hutchinson gave a brief review and said WIA will receive a full audit for 2006. Full audits occur every other year.

4. Jim Woodman presented the Forest Stewardship & Community Wildfire Protection Plan 2006 Forest Stewardship & Community Wildfire Protection Plan

Plan Objectives

- Improve forest conditions thus decreasing fire risk and insect & disease problems
- Assess vegetative fuel hazards, risks of wildfire occurrence, & homes at most risk
- Develop 10-yr plan for improving forest health, reducing fuels hazards, & improving community safety
- Improve or maintain quality of wetlands, wildlife habitats, & recreational use of common areas

Presentation Focus

- Results of vegetative & wildfire hazard analysis
- Recommended 10-year plan for improving forest health, reducing fuels hazards, & improving community safety

Identifying Vegetation Types

- Wetlands/grass
- Grassland
- Gambel (scrub) oak
- Gambel oak (50%+) & low-density pine
- Ponderosa pine-low density (<20% crown cover)

- Ponderosa pine-medium density (21-60% crown cover)
- Ponderosa pine - high density (61-100% crown cover)
- Ponderosa pine - high density with significant ladder fuels, i.e., Gambel oak & pine saplings

Identify Vegetation Types By Single-dwelling Lots in Woodmoor

Ways That Structures Catch Fire

- Radiation: radiating heat from combustible materials
- Convection: direct contact with flames or heat column
- Firebrands: burning materials detached from a fire by strong winds

Main Causes of Wildfire Ignitions

- Lightning strikes
- A burning house ignites vegetation that that spreads to other houses
- Careless use of cigarettes, fireworks, open fires, etc.

Wildfire Hazard Classifications

- Low Hazard - Wetlands & grasslands (minimal risk of home ignitions from vegetation)
- Medium Hazard - P. Pine low & medium densities (moderate risk of ignitions from vegetation)
- High Hazard - Gambel oak w/low den. PP & P. Pine high density (high risk of one or more home ignitions from vegetation)
- Severe Hazard - Gambel oak & P. Pine high den. w/ladder fuels (very high risk of multiple home ignitions from vegetation)

North Woodmoor Management Unit/Hazard Summary (slide depicts areas on map)

Some Most Severe Hazard Neighborhoods - N. Woodmoor

- Blueberry Hills Rd., #1300 to #1470
- Top Of The Moor West - #19700 to #19930
- Lofty Pine Lane - all houses
- Hidden Springs Glen, #19835 to #19990

Central Woodmoor Management Unit/Hazard Summary (slide depicts areas on map)

South Woodmoor Management Unit/Hazard Summary (slide depicts areas on map)

Some Most Severe Hazard Neighborhoods - S. Woodmoor

- Harness Rd. - all houses
- Scrub Oak Circle - all houses
- Silhouette Way - all houses
- Caribou Dr., #17365 to #17450
- Cobblestone Way - all houses
- Jack Boot Dr., #325 to #470
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General Fuels Reduction Recommendations

- Create fuels breaks in High & Severe Hazard neighborhoods
- Help owners in "most severe" hazard neighborhoods reduce the fuels in their neighborhoods
- Encourage all owners in Medium to Severe Hazard forests to create Defensible Space around their homes
- Use future cost-share grants to help owners in Severe Hazard neighborhoods apply Defensible Space to their properties
- Work with El Paso County Sheriff & Quest Communications to implement new Automatic Notification System that can call WIA residents in times of emergency
- Join Firewise Community program that provides information & education activities for residents
- Continue to provide classes on Defensible Space Thinning
- Apply for all grants that will help WIA and owners reduce the vegetative fuels on their properties

Proposed 2007 Fuels Reduction Activities

- Create fuels-break in Fairplay Median from Higby Rd. to Caribou Dr. using CSFS grant

- If other grant money is received, use it to help owners in most severe hazard neighborhoods
- Complete defensible space thinning in common areas; retreat Gambel oak where needed
- Host first annual Firewise Community event

Following the presentation, the floor was opened for questions. Some residents were interested in the areas rated severe and in what grants might be procured to help the owners chip their slash.

The majority of the residents that attended voiced extreme displeasure that the plan would recommend that the gate at Doewood road be removed for any safety reasons. Traffic hazards, including large trucks and excessive vehicles using the road as well as cigarette butts as a fire hazard were a major concern. Post read the guidelines set out by El Paso County regarding the gate. Jim Woodman and Hans Post agreed to meet with the Fire Department and El Paso County regarding the concerns of the Doewood residents. Post and Woodman will then consult with Doewood area representatives Mike Oberle and Jim Forman regarding language concerning the Doewood gate that will be included in the CWPP.

5. Old Business

- a) Status on Intrepid – Nielsen reported that the Intrepid has not sold. The asking price has been lowered to \$3,250.
- b) Budget Meeting – Post reminded all Board members of the Budget meeting scheduled for October 21, 2006 at 9:00 AM at the WIA conference room. Members that have not delivered their figures to Mottl were encouraged to do so ASAP.
- c) McFadden **moved** to ratify the previous approval of the exterior painting contract to TSR Enterprises and the sidewalk concrete to Havens Concrete as previously discussed. Hutchinson **seconded** the motion. All were in favor. The motion **passed**.
- d) McMullen stated that the turnout to this Flea Market was not as good as hoped. However, he hopes to hold another one in May of 2007. McMullen collected \$175 and may have a Christmas bazaar.

6. New Business

- a) Please send December newsletter articles to Mottl NO LATER THAN December 1st.
- b) Holmes, McFadden, Miller, Osterholt and Walters are scheduled to attend the November 1, 2006 Hearings.
- c) McFadden discussed beginning the Hearings at 6:30 p.m. versus 7:00 p.m. Members agreed to do so effective December, 2007.
- d) Miller announced one new member to be appointed to the ACC Committee. Miller **moved** that the Board approve WIA homeowner Randy Vieira as a member of the Architectural Control Committee. Woodman **seconded** the motion which was unanimously carried. The motion **passed**.
- e) November meeting agenda items will include an introduction of candidates for the Board as well as a finalized draft of the CWPP

7. The Meeting was moved from regular to executive session at 9:50 PM

8. The Meeting moved from executive session to regular session at 10:20 PM

9. The Meeting was adjourned at 10:20 PM

RESPECTFULLY SUBMITTED:

Date

Camilla Mottl, Executive Director