

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

**July 23, 2007**

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

WIA Board Members present:	Hans Post Uiterweer	President
	Bill Walters	Vice-President
	George McFadden	Secretary
	Terry Holmes	Treasurer
	Elizabeth Miller	Architectural Control
	Gary Marner	Common Areas
	Steve Malfatti	Covenant Enforcement
	Amy Smith	Forestry
	Jake Shirk	Public Safety

Staff in attendance:	Camilla Mottl	WIA Executive Director
	Kevin Nielsen	WPS Chief

Visitors present:	Karen Ball	Homeowner
	Nicole Chillino	Tribune
	Chris Pollard	Our Community News

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2. Approval of the Minutes  
The June minutes were approved as amended.
3. Post welcomed all visitors.
4. Approval of Agenda  
It was requested that Road Easements and non-refundable ACC Fees be added to the Agenda under Old Business.
5. June Financial Report  
Holmes reviewed the June Financial Report. Walters requested that the Budget vs. Actual report be run the last day of the month even if the books have not been closed.
6. Executive Directors Report
- Mottl has been fielding numerous (some very worried) phone calls on ponds in private residences due to fear of West Nile. Mottl has been working closely with Chief Nielsen, whose response has been professional and timely. His quick action in meeting with owners that Mottl has spoken with has resulted in either getting rid of sources of still water or confirming that it has been treated and is free of larvae. Common areas have also been treated.

- Due to multiple complaints and after checking with the President, Mottl instructed Matt to send a notice to our largest landowner in south Woodmoor to mow their land by the end of this month. The owner called and stated their regular contractor cannot do the work until August 15. The Board discussed the matter and requested Mottl offer to give them contact information for the person mowing WIA's common areas so the work can be done sooner.
- The current water restrictions are causing burn areas in the lawn by the Barn. Mottl has contacted several landscaping firms regarding a bid to redo the beds in front of the Barn doors. One stated they can address the bid in October and Sharpest Cut is willing to give us a bid but asked for some time as this is their busy season. Mottl is requesting two separate bids. One for the garden areas in front of the Barn entrance and another to enlarge the hardscape areas beyond their current location to cover the areas that the sprinkler system does not adequately water (obvious brown grassy areas).
- Mottl received two bids on asphalt sealing and restriping. The Reserve Budget allowed us \$3,800 but the cost of sealant has doubled since we last had the work done. The bids ran \$4,700 and \$4,072. Walters **moved** that the Board approve the bid from Seals and Stripes for \$4,072. Malfatti **seconded** the motion. All were in favor. The motion **passed**.
- Mottl stated that a review of past due accounts had been performed and liens will be placed on at least 32 past due accounts.
- Although the new Colorado statutes only provide for collection of six months of past due assessments on foreclosed properties, in a recent case, Mottl was able to collect the full amount (in excess of \$1,000) by communicating directly with the attorney and purchaser prior to auction.
- Mottl coordinated Amy Smith's new website for Forestry with Bracewell WebWorks. Mottl congratulated Amy on her excellent organization and preparation of the material which made for a smooth and quick website transition.
- Mottl stated she had one item on a legal matter for Executive Session.

## 7. Public Safety Report

- Nielsen stated that WPS has been receiving calls on bear sightings from the Sherwood Glen area to I-25 at hours ranging from 2a.m. to 2p.m. The bears are attracted to trash cans, bird feeders, barbeque pits, etc. so residents need to be aware and take necessary precautions.
- Nielsen reiterated Mottl's report regarding West Nile checks.
- Nielsen also reported instances of mailboxes being blown up using a type of bomb device that makes hydrogen gas causing it to explode. This is a Federal offense.
- Walters expressed a concern about the officers being on LPMS property while carrying a firearm. Nielsen and Shirk explained that the commercial contractual agreement between the school district and Public Safety makes WPS an agent of the school district thus allowing the officers to carry firearms.

- Nielsen stated that WPS received 13 calls (less than last year) on fireworks and verified three. The three verified were actually party poppers, which are not fireworks.

### **Old Business**

8. Review fireworks violation penalties  
Based on the WPS report, Malfatti stated he would not be recommending any changes in the current fine structure for fireworks.
9. Power-of- Attorney  
McFadden distributed a draft Special Power-of-Attorney form for the members to review. This form would allow residents living with an owner of record that are not included on the warranty deed (i.e.; spouses) to serve on the Board of Directors. McFadden stated the form would be e-mailed to all so that changes to the form could be made as he would like this issue to be finalized at the August meeting.
10. Newsletter  
Mottl reminded members that their newsletter items were due for the August edition.
11. Road Easements  
Walters reminded the members that the Board had not made any decisions on the road easements quitclaimed from the Developer to the WIA. Discussion ensued. It was agreed that Walters would get a map of the locations from Mottl, review the properties and report back to the Board.
12. Non-Refundable ACC Fees  
Rather than trying to make a decision on the ACC fees at this time, Smith recommended that the Board request the ACC present a list of all their fees, explain what the criteria are for each fee and make recommendations to the Board. It was agreed that the Board members should have this information sometime in September so that it can be considered during 2008 budget preparations.

### **New Business**

13. Fall Chipping Program  
Smith informed members that Tri-Lakes Disposal is willing to donate two dumpsters for another chipping day on September 22. However, no tree companies have been able to commit to the date. Smith reminded the members that this will be another unbudgeted expense for Forestry. Also, budget permitting, we are going to plan for a Chipping Day in 2008. Smith does not want to disappoint the residents or raise their expectations for next year if there is not enough money for the association to do two Chipping Events. Discussion ensued. Members agreed that we will hold the Chipping Day on September 22<sup>nd</sup> with a free will donation.

14. Forestry & Firewise Update

Smith informed members that bids for thinning the scrub oak on Fairplay median are being solicited. She explained that a herbicide must be applied after cutting down scrub oak within three minutes. The Forest Service and the Fire Dept. confirmed the parameters for a firebreak between scrub oak as being 2.5 times the height of the planting before the next grouping of scrub oak. Smith met with 5 residents that live in the areas to be thinned and explained the parameters and the mission of Firewise. Smith reported that two Firewise evaluations had been completed for residents living on Silhouette; the Twin Ponds thinning is complete; she will be ordering the grant signs for the common areas involved.

15. Common Area Update

Marner reported that Fairplay had been mowed along with a portion of North Park. Lake Drive will be the next area to be mowed. Marner stated that he looked at the Marsh, Toboggan Hill and Twin Ponds over the weekend and they are still too wet to mow.

16. Nominating Committee

Post requested volunteers for the Nominating Committee. Post appointed McFadden, Shirk and Holmes, who all volunteered.

17. Elorie Award

Post appointed Marner and Malfatti to the Elorie Award Committee.

18. Strategic Planning Meeting

Members agreed that the Strategic Planning Meeting will be held on Saturday, September 15.

19. Budget Meeting

Members agreed that the Strategic Meeting will be held on Saturday, September 15 and the Budget Meeting will be held on Saturday, October 13.

20. August 27 Board Meeting & Budget Meeting Dates

- Review Power of Attorney proposal for WIA directors
- Road Easements

21. Attendance to August 1 Hearings

Holmes, Malfatti, Miller, Post and Smith will attend the hearings.

22. Reserve Committee

Walters reported that the Committee had reviewed the Reserve Study containing existing assets that will, at some point, need replacement. Adjustments were made to the average replacement costs that the members felt were needed to bring the costs in line with today's prices. The figures have been sent to Association Reserves Colorado, LLC to be entered into the program. The Committee is scheduled to meet again on August 15 to review the new figures and prepare their recommendations to be presented to the Board at the August 27 meeting.

23. Mid Year Budget Review

Holmes presented and explained the following figures which show that WIA's budget is, to date, close to our expectations.

	2007 Budget	2007 Actual	Variance	%
Total Income	\$ 658,363.05	\$714,853.41	\$ 56,490.36	8.58%
Total Expense	\$ 381,932.51	\$364,652.11	\$(17,280.40)	-4.52%
Net Ord. Income	\$ 276,430.54	\$350,201.30	\$ 73,770.76	26.69%
Intrepid Sale	\$ -	\$ 1,241.76	\$ 1,241.76	100.00%
Net Income	\$ 276,430.54	\$351,443.06	<b>\$ 75,012.52</b>	27.14%
Dues Receivable			\$ 40,554.46	
Reserve Funding			\$ 24,410.76	
Rebate			\$ 6,000.00	
Sub-total			<b>\$ 70,965.22</b>	
Subtract from Net Income			<b>\$ 4,047.30</b>	

The Board adjourned to Executive Session at 8:55 p.m. to discuss legal and personnel issues.

Mottl and Nielsen were excused from the meeting.

The Board resumed regular session at 9:30 p.m.

The meeting adjourned at 9:30 p.m.

RESPECTFULLY SUBMITTED:

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Date

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Camilla Mottl, Executive Director

\_\_\_\_\_  
Date

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George McFadden, Secretary