

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

September 24, 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:	Richard Horton	Homeowner
	Richard & Rebecca Hicks	Homeowner

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2. Approval of the Minutes

The August minutes were approved as amended.

3. Post welcomed all visitors

- Richard and Rebecca Hicks voiced their concerns over Woodmoor Lake water level being lowered and emptied in relation to the environmental impact on the habitat of the birds, fish and animals that rely on the lake. They want to be sure that Woodmoor Water and Sanitation are complying with all federal, state and local laws. Post stated that WW & San were working with the CO Division of Fish and Wildlife on a way to relocate the fish and the Corp of Engineers was involved in approving the work they are going to do on the dam. Post suggested that the Hicks attend a WW & San Board Meeting so that they can have that Board address their concerns. Also, Mottl will contact WW&San and request an update of their activities be given at WIA's October Board meeting.
- Post noted that Richard Horton, a volunteer for nomination to the 2008 Board, was present and thanked him for attending.

4. Approval of Agenda

Malfatti requested that Policies, Procedures, Rules & Regulations, Part 1, R., be added to the agenda. Members agreed.

5. August Financial Report

Holmes reviewed the August Financial Report.

6. Executive Directors Report

- Mottl has stayed in touch w/Larry Syslo at EPC regarding the drainage area behind Timberview and the Montessori School that abuts WIA properties, Syslo has made contact with the developers of Timberview and the Montessori School projects and their engineers who are independently reviewing and evaluating their designs against the constructed improvements. County Development Services are scheduled to meet with them to discuss the convergence of the projects and Syslo will provide us an update sometime this week.
- Mottl contacted El Paso County Health Dept and they sent out agents to check the health status on the prairie dogs. She should be hearing from Lee Griffen shortly. If they are healthy the county will not be taking any action.
- Mottl has had good feedback since Nielsen and Shirk met with LPHS regarding student loitering in S. Woodmoor. Also, the Serteens made an offer to clean any areas affected by students as a good faith gesture.
- On the bathrooms in the Community Center and the office: we have rcvd 2 bids from plumbers on replacing the fixtures and should have three turnkey bids from contractors by the next Board meeting.
- Mottl stated the office is still receiving some complaints about common areas. She gave a map and info to Marner regarding common area mowing at Meadowlake and Autumn Way. Also, Marner stated he had spoken with owner, Leland Brinkman and he is working on the area Brinkman is concerned about.
- Mottl handed out Lenard Rieth's September 24th response regarding the dog rules.
- Mottl performed administrative employee evaluations and sent them to the appropriate directors for input.
- Mottl has received calls on stolen mail both incoming and outgoing. There is now an announcement from Public Safety posted on our website under News Alert and Current News and Events. The Board did not request a mass e-mail on the subject.
- Thirty individual courtesy notifications were sent to residents abutting Fairplay from Caribou Drive to Higby Rd. advising them that the County would be performing maintenance work on the road easements of Fairplay Drive. This maintenance work will cover the vegetation from the road's outer edge to the fence line on both the east and west easements of Fairplay. This needed maintenance will provide the county snowplows and mowers the space along the roadside required to properly maintain the road. The scrub oak and other vegetation will be pruned, trimmed and dead portions removed. This work will also compliment the work that WIA recently completed on the median for fuels reduction by lowering the wildfire risk in the area.
- Sandy O'Donnell will be out of the office beginning Thursday, October 4 and, barring complications, will return the week of October 22nd. Unfortunately, this is during the Budget prep time so Mottl and Holmes will be doing some double duty.
- Mottl is scheduled to be out of town October 4 to October 10 and November 2 to November 6.
- All directors should have their 2008 budget figures to Mottl no later than October 10.
- Mottl has received multiple calls and some e-mails with questions about the new Charter School. The owner of the land states that the parcel for the school was

not included in the Knollwood Covenants. EPC states they lost control in 2003 on approving schools other than subdivision approval, due to a State law. The charter school is holding their meeting this evening. Post stated that Chris Pollard will be attending that meeting and, hopefully, will join the WIA Board afterwards.

- Per the request of their attorney, Lenard Rieth and Mottl met with Colorado Lakeshore and WW&San on September 7th. Until those two parties reach an agreement over lake water levels, the association has no issues to address.

7. Public Safety Report

- Nielsen stated they have had numerous Criminal Mischief calls. This past Saturday was particularly busy in the area of Deer Creek and Shadowood. Lights were taken out, kids were trespassing in yards and a trampoline pulled into the street more than once. These activities took place around 3a.m.
- The county has replaced over 60 stop signs in Woodmoor. The signs had been defaced with graffiti.
- Stop signs have also been stolen in south Woodmoor. The County is responding quickly in replacing them.
- The incident of the fatality of a horseback rider that was said to happen in Woodmoor actually took place a quarter of a mile east of Furrow Road.

Walters informed members that the entry to the high school off of Jackson Creek will open next week.

Old Business

8. Power of Attorney/Record Owner

Malfatti **moved** to take a motion from the table stating membership in the Woodmoor Improvement Association shall be only owners of record as set forth in the Articles of Incorporation, the ByLaws and the Covenants and that assignment or delegation of membership to a non owner of record shall only be allowed for reasons of incapacitation of the actual owner of record. Miller **seconded** the motion. Holmes, Smith, Malfatti, Shirk and Miller voted in favor.

Discussion ensued.

Malfatti withdrew the motion.

9. Legal Response on Aggressive Animal Behavior

Members discussed material sent from legal counsel regarding dog rules. It was agreed that the Director of Public Safety and the Director of Covenants would discuss the matter and bring a recommendation to the Board at the October Board meeting.

10. Nominating Committee

McFadden stated that there were currently two nominees; Kevin Wiese and Richard Horton.

11. Secretary Duties

Malfatti **moved** to take from the table the motion stating that, effective immediately, the Secretary shall perform the duties of the Secretary, including taking the minutes of the

meetings, as stipulated and implied in the By-Laws of the WIA. Shirk **seconded** the motion. Shirk, Smith, Holmes, Miller and Malfatti voted in favor.
Discussion ensued.
Malfatti withdrew the motion.

12. Forestry and Firewise Update

Smith reported that the Chipping Day was a success. They collected \$500 in donations and processed 100 loads of slash. There were three chippers and three crews. The Participating Volunteer Contractors were Tree Masters, Tri Lakes Disposal, Davey Tree Company and Tall Timbers Tree & Shrub. Contractor donations were given by Horticare Tree & Shrub, TriLakes Timber Management and Black Forest Tree Service. WIA and Forestry volunteers included Bill Nealon, Bill Lockwood, Jim Woodman, Hans Post, Woodmoor Public Safety and Tri Lakes/Monument Fire Authority. Recognizing the time and labor each contractor contributed via a certificate or letter was discussed as well as recognizing their contribution and community service in the WIA newsletter. Smith noted that a flyer was given to each person that dropped off slash listing the contractors.
A Firewise Neighborhood meeting was held on Top O' the Moor.

13. Reserve Study

Walters stated that he agrees with the beginning figures used in the Reserve Study that was adopted at the last meeting. He requested members keep in mind the possibility of using some of the unallocated operating reserve to fund capital improvement projects. WIA will need to fund the Reserve Account \$58,000 in 2008.

14. Concerts in October

Walters informed members that the first concert will be held on Tuesday, October 2 at 6 p.m. featuring Monument Station. Other bands will be featured the following Tuesday evenings in October including The Al Kaly Shrine German Band, the Lewis Palmer High School Jazz Band, the Tri-Lakes Community Bell Choir and the Exit 161 Jazz Choir.

15. Comp Time

Post noted that the attorney response regarding compensatory time and salaried (exempt) employees was in the Board packet and that Woodmoor was and is meeting all legal requirements.

New Business

16. Design Standards Manual (DSM)

Miller explained to the members that the main purpose in reviewing the DSM was to clarify areas that some owners have found confusing. She went over some additional changes that were not included in the packet but handed out at the meeting. Discussion ensued. Members agreed that the requirement that lattice work be reviewed every two years would be dropped from the manual. It was also agreed that members of the Board and the ACC needed to take some time to review the entire document and make suggestions. Another draft will be presented at the October Board meeting.

17. ACC Fees

Miller reviewed the proposed project fees. Discussion ensued. An escalating administrative fee dependant upon square footage was discussed. Miller will revisit the fees at the October meeting.

18. Budget Meeting

It was agreed that the Budget Meeting would be held on Thursday, October 25, 2007 at 6:00 p.m. if Holmes schedule permitted.

19. Attendance to October 3 Hearings

Malfatti, Miller, and Post will attend. McFadden and Walters made tentative commitments to attend.

20. Agenda Items for October 22, 2007 BOD Meeting

Nominating Committee
Design Standards Manual
ACC Fees

21. Policies, Procedures, Rules & Regulations, Part 1, R

Malfatti is asking the Board to consider changing the 72 hour timeline to 48 hours on this rule. Many residents are using the hours (i.e.; 72 hours here, 48 hours gone, 72 here, 48 gone) as a way to keep their trailers parked in Woodmoor most of the summer. The 72 hours were meant as a courtesy to allow owners time to pack their trailers and then empty and clean them before returning them to storage. Discussion ensued. Board members want more information before considering this change.

22. The Board adjourned to Executive Session at 9:25 p.m. to discuss personnel evaluations.

Nielsen and Mottl were dismissed.

Chris Pollard arrived and gave the members a verbal recap of the Monument Academy Board of Directors Special Board Meeting and Town Hall Meeting which began at 7 p.m. this evening.

The Board resumed regular session at 10:50 p.m.

Shirk moved to accept Nielson's employee evaluation with changes. Malfatti seconded the motion. The motion passed unanimously.

The meeting adjourned at 10:52 p.m.

RESPECTFULLY SUBMITTED:

Date

Camilla Mottl, Executive Director

Date

George McFadden, Secretary