

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

October 22, 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:	Robb Lewis	Homeowner
	Jim Gilbreath	Homeowner
	Richard Hicks	Homeowner
	Robert Meachem	Homeowner
	Steve Steffey	Homeowner
	Dave and Mari Rollins	Homeowner

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2. Approval of the Minutes

The September minutes were approved as amended.

3. Post welcomed all visitors

- Jessie Schaeffer, Woodmoor Water & Sanitation (WW&San) engineer distributed the preliminary site and architectural plans for the well house (well 20) to be located on the corner of Higby and Fairplay Road. He requested that the WIA Architectural Control Committee review the plans and let WW&San know if they have any questions, suggestions, etc.
- Jessie Schaeffer and Phil Steininger, Manager of WW&San gave a brief review of Woodmoor Water & Sanitation history and an update on future plans for providing water to the community. They explained that 24 years ago Woodmoor and the Greater Community had plentiful water resources. Like other areas in Colorado, due to the continual and expected future increase in growth, we face declining resources and a diminishing supply of well water. Further, we have experienced a dramatic increase in well water costs due to the depths that must be drilled to reach the available water which causes well water to be less cost effective. Therefore WW&San has developed a "Community Integrated Water Plan" that will, hopefully, address the areas future water needs. They then reviewed Part One of their Action Plan which includes passive conservation through information and education, reduction of

unaccounted for water, rebates on water saving appliances and designated watering days and hours. Part 2 of the plan involves water allocation of ½ acre foot per one acre of land; basing tap fees on “fair share of water replacement cost” (2000 Tap Fee = \$2,000; 2007 Tap Fee = \$18,000); and increasing block rates to cover the increase in growing infrastructure costs needed to supply the water. Part 3 of the plan is building a cooperative infrastructure and resource planning which includes involvement with the Pikes Peak Rural Water Authority; performing a Water Infrastructure Planning Study and developing a future renewable water supply inclusive of a satellite well field and provisions for water delivery and storage. In summary, the availability of Denver basin groundwater is diminishing and the costs for water are going to increase significantly.

- Homeowner Richard Hicks voiced 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. Steininger stated that Lake Woodmoor is already being used for storage of surface water and, although we call it “Lake Woodmoor”, it is now designated as a water reservoir and the level will go up and down dependant upon precipitation and usage. However, fish will be removed by Colorado State Wildlife when the lake is emptied for repairs and will then be replaced when it is refilled. Also, there should still be some open ponds for wildlife use even when the water is drained.
- Homeowner Robb Lewis registered a complaint that WW&San has cut a five foot wall between his property and one of their roads abutting his property. The cut is on WW&San land, but Lewis stated that, as a result, trees are being destroyed and the erosion will eventually affect his property and trees unless a retaining wall is installed. Steininger stated that they would review this situation again.
 - Directors Smith and Malfatti will also visually inspect the property and make recommendations.

4. Approval of Agenda

The agenda was approved as presented.

5. Financial Report

Holmes reviewed the September Financial Report.

6. Executive Directors Report

- Mottl reported that she is continuing to receive calls about the new Charter School. Mottl confirmed that the County Commissioners approved the Rezoning of Knollwood Village Filing 2 of .889 acres from RR5 (Rural Residential) to CC (Community Commercial) and a Vacation/Replat of Lot 1, Knollwood Village Filing 2, Tract 1 on September 13,2007. Per the President, Mottl mailed return receipt letters to Laura Gipson, President of the Monument Academy School Board and Wayne Williams regarding the WIA covenants on the land with a request to respond to set up a meeting. The return receipts were returned indicating that both parties received the letter on Oct. 5. Post also sent a letter regarding traffic to EPCDOT. To date, no response has been received.
- Mottl copied the Board members the e-mail she sent on October 11 to Larry Syslo, EPC Planning and Development and John McCarty, EPC Transportation regarding HWY 105 road conditions on both the south and north sides between Winding Meadow Way and Furrow Road. In a visual inspection, you can see that CDOT did

not clean up properly and left a great deal of roadway material behind that ended up in the ditches and, in a couple of areas, are completely clogging the drainage on the south side of 105. When walking in the area, Matt sunk in about 18 inches. In fact there are areas on the north and south side that indicate the roadway (105) is being compromised to the point of possible collapse. This is also the drainage area that services the outfall channel that backs up to Timberview and the Montessori school where the flooding of the Smugglers Road residents is taking place. Mottl sent photographs showing the areas of the roadway where the subsurface of the road is corroding away due to an inadequate drainage plan. Deputy T. Nordeng of EPCO Sheriffs Department was also present and stated that he would make a Road Hazard Report regarding the situation. To date, no response has been received from El Paso County.

- El Paso County Development Services still has not given the residents on Smugglers Road a plan for addressing the drainage problems in that area.
- Mottl spoke with Lee Griffith from El Paso County. Griffith confirmed that the Prairie Dogs in the South Woodmoor greenspace are healthy. Therefore, the county will not be taking any action.
- Only one of the turnkey bids on refurbishing the four bathrooms and replacing the floor in the downstairs kitchen has been received. One of the contractors backed out stating the job was too small and the other states he will give us a bid as soon as can fit it into his schedule. The amount set aside in the Reserve Fund for this work is \$7,000. The one turnkey bid we received includes updating the bathrooms by adding 4 new Glacier Bay melamine cabinet boxes with white sink tops. (This will alleviate the problems we continue to have with the sinks pulling away from the walls, especially in the downstairs bathrooms.) The bid also includes 4 new oval mirrors, 4 new light fixtures, painting, linoleum and vinyl baseboard. The total is \$9,460. (Fixed prices do not include any plumbing rough changes or problems with subflooring.)
- Replacement of the kitchen vinyl flooring that is peeling away from the subfloor is \$650.
- For Sale signs have been placed on the properties surrounding the lake.
- Mottl completed the 2008 draft budget and narrative. It was forwarded to the Treasurer for corrections, inputs and/or changes.
- A resident that visited the office for two hours had numerous ideas for using the common areas for youth events. He also requested that signs be placed at the entrances to the common areas so that owners can tell where they can get access to the areas.

7. Public Safety Report

- Nielsen reported 144 calls in September, 26 of which were criminal mischief. Some of these calls were near Woodmoor Country Club.
- One home was egged, TP'd and the mailbox torn off. The owner installed a video camera. His home was egged again and the video showed the perpetrators. The carton from the eggs that was left behind led the investigation to a local convenience store where another video recording showed the same people buying the eggs. The perpetrators were subsequently identified and charges are being pursued against at least one person.

- The local fire district went to a new paging that was not receivable on the WPS system. This situation has been remedied so that WPS is again receiving these calls.
- Problems with LPHS student parking and loitering in Woodmoor have been greatly reduced. The high school lent WPS one of its two way radios. This allowed WPS officers the ability to report directly to the school when students were leaving the campus. The school took immediate action.
- Bear sightings throughout Woodmoor have increased in the last two weeks as the animals prepare to “fatten up” for winter hibernation. Nielsen reminded residents not to feed domestic animals outdoors nor store dog or cat food outside; to clean up their barbeque grills, inclusive of the grease traps; not to feed foxes or other wildlife; not to put out trashcans overnight or buy bear proof trash cans; and make sure birdfeeders are taken down. Bears that become accustomed to feeding from these sources are likely to become a nuisance. If a bear is reported as a nuisance more than one time, they are put down. He reminded residents that “a fed bear is a dead bear.” Bears have been seen from South Woodmoor all the way to County Line Road, and they have a range of 10 to 250 square miles when they begin to forage for winter feeding.

Old Business

8. Aggressive Animal Behavior

As agreed at the last Board meeting the Director of Public Safety, Jake Shirk and the Director of Covenants, Steve Malfatti discussed the matter of how to handle aggressive animal behavior. They were unable to find common ground. Discussion ensued and, based on input from all present, it was agreed that George McFadden would wordsmith a clarification of our current rule and send it to Shirk and Malfatti for review prior to presenting it at the next Board meeting.

9. Nominating Committee

The following residents have presented themselves to the committee as candidates for the January 2008 election of three new members to the WIA Board of Directors: Steve Steffey, Anne Stevens, Richard Horton, Kevin Weese and Dave Rollins. McFadden stated that he would contact all candidates and inform them that all bios and information the nominees would like distributed to the ownership (approximately ½ typewritten page) need to be submitted to Mottl no later than Tuesday, November 20, 2007. All candidates need to attend the next Board meeting (Monday, November 26, 2007 @7:00p.m.) and be prepared to address the current members and answer questions.

10. Monument Charter Academy

Post distributed a rendering of the school obtained from JE Dunn Construction Company. He requested that a Board member volunteer to take charge of matters relating to the school project. Malfatti agreed to do so.

11. Forestry and Firewise Update

Smith reported preparing applications for two additional Colorado State Forest Service grants totaling \$3,500. These two grants are for dead, damaged and MPB cleanup and thinning on the Bent Nail Easement and dead tree, slash and thinning in the Greg's Pond area. Planning for the 2008 Firewise Event is taking place.

12. Design Standards Manual & ACC Fees/Final Review

Miller reviewed all changes clarifying rules in the Policies, Procedures, Rules and Regulations, Part V, Design Standards Manual. Members discussed the necessity of re-checking playground equipment every two years as well as the necessity to approve invisible or underground electric fencing. Members did agree that the rule requiring approval for underground fencing would be dropped. However, those utilizing such fencing will still be held to the requirement that underground/electronic fences must be placed so that the animal is stopped a minimum of fifteen (15) feet from all property lines since placing such a fence closer to a property line would permit an aggressive animal to intimidate neighbors or passers-by, which is considered a nuisance by the WIA.

ACC administrative filing fees (non-refundable) were discussed.

McFadden **moved** that, via resolution, the administrative filing fee (non-refundable) for major modifications and ancillary building less than or equal to 530 square feet be set at \$250. The administrative filing fee (non-refundable) for additions greater than 530 feet will be \$250 plus \$1 per finished square foot greater than 530 square feet up to a maximum charge of \$500. Walters **seconded** the motion. McFadden, Walters, Marner, Shirk, Holmes and Smith voted in favor. Miller and Malfatti voted against. The motion **passed**.

Miller **moved** that, via resolution, all other changes and clarifications to the Policies, Procedures, Rules and Regulations, Part V, Design Standards Manual be adopted. McFadden **seconded** the motion. All were in favor. The motion **passed**.

Mottl noted that changes to the Policies, Procedures, Rules and Regulations, Parts 1 thru 5 must be announced in the December newsletter prior to becoming active January, 2008.

13. The Chair recognized homeowner Maria Rollins and her request that she be allowed to address the Board about some issues.
- The Rollins family lives on Bowstring and enjoy walking. Although they wear reflective vests, they are concerned with the great number of speeding cars on this roadway. She fears the safety hazard will be even greater with oncoming winter and daylight savings time.
 - Mrs. Rollins pointed out that there is a large tree in eroding soil, whose roots are hanging in the roadway near Jack Boot that needs to be removed.
 - Mrs. Rollins expressed concerned about the terrible traffic on 105, especially near the new development (Knollwood) and where the proposed Monument Academy will be.
 - Many American flags are left out at night and are not lit as required.

Smith informed Mrs. Rollins that the tree she was talking about had recently been removed.

Malfatti informed Mrs. Rollins that the ACC had noticed the flag problem and is planning to allow night lighting for flags.

Nielsen explained that, unfortunately, the WPS staff is not able to ticket speeders. WPS will use the smart trailer to gather statistics and has been successful in working with the county on installation of stop signs in strategic areas. He urged Mrs. Rollins to contact the El Paso County Traffic Hot Line at 520-7192 and request an EPCO traffic unit.

14. WIA Office Hours
Walters wanted to know if the administrative office should be reopened on Fridays since the heavy workload of summer season is over. Discussion ensued. Miller stated that staff use Fridays to complete paperwork that is difficult to do with the constant interruptions of daily walk-in traffic. Although all telephone calls are answered as usual on Fridays, Smith stated she had received the same feedback; having the office closed on Fridays to walk-in traffic is allowing the staff some of the uninterrupted time needed to address proper recordkeeping and written responses to issues. Post stated that the matter should be readdressed once the new Board members are elected.

New Business

15. Tall Grasses – Resident Letters
Mottl distributed letters from residents representing opposing views on how lots are landscaped or ‘not’ landscaped. Mottl explained that this has been a contentious issue for many, many years and multiple Boards have tried to address it. In 2003, residents were asked for feedback on a resolution regarding tall grasses, weeds and other vegetation that the Board was considering adopting. Although the resolution was not adopted, it was created in response to the multitude of complaints we receive every year as many residents view the total “natural” look as appearing “unkempt” versus “clean and attractive”. Discussion ensued. It was agreed that Mottl would give copies of the previous information solicited so that Marner, Smith and Malfatti can review it and make a recommendation to the Board.
16. Employee Evaluations
Shirk stated that, due to the late hour he would defer this item to the next meeting agenda.
17. Articles for December Newsletter
All articles for the December newsletter should be sent to Mottl no later than Tuesday, November 20, 2007.
18. Budget Meeting
Post reminded members that the Budget Meeting would be held on Thursday, October 25, 2007 at 6:00 p.m.
19. Attendance to November Hearings
Malfatti, Marner, Miller, Shirk and Post will attend. Smith recommended that a different method be developed for attendance to the hearings to assure equal participation by the Board members.
20. Agenda Items for November 26, 2007 BOD Meeting
- 2008 WIA Board candidates to give brief presentation and answer questions
 - Aggressive Animal Rule (McFadden)
 - Common Area Overview (Marner)
 - Monument Academy Status
 - Employee Evaluations (Shirk)
 - Approve 2008 Strategic Plan
 - Approve 2008 Operating Budget
 - WW&San driveway road cut - Indian Summer (Smith and Malfatti)
 - Recommendation on tall grasses (Marner, Smith and Malfatti)

The Board adjourned to Executive Session at 9:45 p.m. to discuss personnel evaluations.

Nielsen and Mottl were dismissed.

The Board resumed regular session at 10:35 p.m.

The meeting adjourned at 10:36 p.m.

RESPECTFULLY SUBMITTED:

Date

Camilla Mottl, Executive Director

Date

George McFadden, Secretary