

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

December 17, 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
Staff in attendance:	Camilla Mottl	WIA Executive Director
	Kevin Nielsen	WPS Chief
Visitors present: (signed in)	Joe & Carolyn Beavers	Homeowner
	Monica & Ed Scott	Homeowner
	Jim & Alice McCarthy	Homeowner
	Monti & Akiko Riordan	Homeowner
	Chris Pollard	OCN/Homeowner
	Leland Brinkman	Homeowner

2. Approval of the November Minutes

Regarding the previously amended and approved October Minutes: McFadden noted that he disagreed on the statement in the October Minutes that no decision was made regarding the play equipment and the sentence was struck from the October Minutes when amended at the November Meeting. Mottl referred to her October meeting notes which stated that the subject was discussed but it was not agreed upon before the Board moved on to McFadden's suggested changes in the ACC fee schedule. McFadden stated he wanted to table the item until Shirk was in attendance for his input as he remembers the Board approving his changes regarding the lattice and playground equipment. The matter was tabled.

The November Meeting minutes were submitted for approval. The following changes were agreed upon:

- Under 14: change "it" to "in" following 'received'
- Under 13, g: change Capital Replacement Reserve to Reserve Fund
- Under 13, g: change Replacement Reserve to Reserve Fund
- Under 2,b: Attendees confirmed that the motion was correct

The November Meeting minutes were then approved as amended.

3. Welcome Visitors

Post welcomed all visitors.

- Chris Pollard wanted to know what the condition of the Falcon Inn building was. No one had any current information. Mottl will see what she can find out.
- Leland Brinkman stated that, although the work was nicely done, the contractor knocked down 3 or 4 branches when they brought in their equipment and material. He picked up and cut up some branches himself. Post thanked Brinkman for his volunteer work in this matter and during the Great American Cleanup.
- Joe Beavers stated that the residents living in the area had a meeting regarding the additional proposed parking area in Toboggan Hill and the group is willing to continue working on the parking issue.

Lengthy Pro/Con discussion continued regarding additional parking for Toboggan Hill. Since Marner, McFadden and Walters had already met with area owners about the matter and there were so many issues that still needed to be addressed, it was agreed that another owner meeting would be held. As Director of the Common Areas, Post requested that Marner attend the meeting.

No decision was made and the Board agreed to table the matter to a later date.

4. Approval of Agenda

Walters suggested #5 (Toboggan Hill Parking Lot) on the agenda be removed since Toboggan Hill was already discussed at such length.

Smith suggested #14 (Unallocated Funds) be tabled until the new Board was seated.

Items 5 and 14 were removed from the agenda.

5. Toboggan Hill Parking lot – already discussed

6. Financial Report

Holmes reviewed the September Financial Report. Holmes stated that the adjustments for Forestry will be made at the end of the year. Walter stated he could not track the dollars. Holmes stated that he would set up a meeting with our accountant and, perhaps our CPA to sit down with Bill and help him understand the reports and track the dollars.

7. Executive Directors Report

- The flyer for Winter/Spring 2008 classes was sent to the printer the first week in December.
- Mottl stated that it was intended that our 2008 annual dues billing be completed around December 1. Because there was a question on the proxy forms, the Annual Dues billing and notification of our January 28 annual meeting, along with proxies and ballots were mailed immediately following the final Board vote approving the 2008 Proxy form. The mailing was delivered to the Post Office on December 10th. By Friday, December 14, we began receiving payments, proxy forms and 'secret ballots'. (2,978 pieces were mailed)
- By mailing these together WIA saved a minimum of \$1,000 in postage and the cost of 6,000 additional envelopes (one to mail out in and one return envelope.) There is also considerable staff time required to fold, stuff and seal envelopes.
- Although articles have been laid out for the newsletter, it is not finalized. Also, since the information regarding candidates for the Board has already been sent, the pages previously dedicated to that are not necessary. Instead, members will be informed that the mail out has taken place along with the candidate

information, proxy and voting ballot. We will advise them to contact the WIA immediately, if they have not received the information.

- Mottl stated she would be out of the office Tuesday morning due to participation in another HOA court case.

8. Public Safety Report

- Nielsen stated that WPS November calls were down (93). However, the ‘Grinch’ was still stealing Christmas decorations.
- Over Thanksgiving WPS beat their Vacation Check record of 85. They handled 102 Vacation Checks for the holiday.

Further discussion regarding Toboggan Hill calls and complaints received by WPS took place. Nielsen noted that, due to a statute change, tickets could now be issued by the El Paso County Sheriff’s Department to vehicles parked in “No Parking” areas along the roadsides.

Old Business

9. Toboggan Hill Parking Lot – already discussed

10. Aggressive Animal Behavior

Walters **moved** to change the paragraph following c under Part I, A. 2., of the Policies, Procedures, Rules and Regulations, Parts I, II, III and IV, as follows: State law (C.R.S. §30-15-101) and El Paso County (Resolutions No. 02-394) requires that all dogs be either physically restrained such as on a leash or similar tether not longer than fifteen (15) feet in length or in a pen, cage, fence or motor vehicle. While the WIA rules include the same controls, The WIA does not enforce the El Paso County animal control laws. Individual homeowners and/or victims of aggressive dogs need to contact county animal control authorities who will handle any investigation and issue any summons or take any actions warranted. The WIA may assess fines above and beyond those issued by the county. McFadden **seconded** the motion. All were in favor. The motion **passed**

11. Monument Charter Academy

Malfatti stated that, as of today (Monday, December 17, 2007) Joe Montoya of the Colorado Department of Oil and Public Safety the Monument Charter Academy stated that the building permit has not been issued and is still under review. Montoya only reviews the building plans and the handicapped parking. He still has not received the Fire Dept. review of the plans and any comments that may have been solicited by his department from the Architect/Designer/Builder. Montoya does not need to have concurrence with El Paso Planning and Zoning nor EPCO Roads/Dept. of Transportation to approve the school plans.

12. Tall Grasses

Members agreed that a rule regarding tall grasses was an extremely difficult task due to its subjectivity. Discussion ensued. Malfatti and Smith will continue working on drafting a rule that will meet the needs of the community and still allow freedom for natural landscaping.

New Business

13. Newsletter Article Discussion

Differing thoughts, philosophies and opinions regarding the content of newsletter articles were discussed. Members agreed to table the discussion to a later date and not put articles in the newsletter that the Board has not approved in the interim.

14. Unallocated Funds

Item tabled until the new Board was seated.

15. Ratify Election Process Motions Made via e-mail

On December 6, 2007, via e-mail, Terry Holmes **moved** that, after reviewing the information provided by the WIA attorney, and in the interest of time and unnecessary expense, the Board

- a. Approve the proxy/ballot reviewed by our attorney (see attached)
- b. Approve that the Secretary will inform the Board immediately upon notification of a solicitation for proxies and
- c. That the WIA Board vote all valid un-voted proxies in the same proportion as the general vote.

The e-mail motion was **seconded** by Jake Shirk. Holmes, Shirk, Smith, Malfatti, McFadden and Miller voted yes. Walters voted no. The motion **passed**.

Members agreed that this motion will supersede the motion made and reflected in the November minutes.

Walters stated that Nielsen and Mottl will inform the staff members that the staff will remain neutral on candidates seeking positions on the Board.

16. Ratify 2008 Operating Budget Changes

Holmes **moved** that the members adopt the 2008 revised budget, moving the items unintentionally included in account expenses into depreciation as presented. Malfatti **seconded** the motion. Holmes, Smith, Malfatti, and Miller voted for the motion. McFadden, Marner and Walters voted against. The motion **passed**.

17. ACC Exceptions

Malfatti stated his concern that the members needed to adopt a policy regarding requests for variances or waivers in order that, when absolutely necessary, they are always treated as temporary in nature and required to have a time limit. Discussion ensued. Malfatti will prepare a draft motion regarding the issue.

18. Annual Meeting Process

Mottl will e-mail all members the 2007 Annual Meeting Presentation which outlines the process for new Board members.

19. Attendance to January 2 Hearings

Smith, Malfatti, Holmes, Marner and Miller will attend the January Hearings. Walters will be on reserve.

20. Annual Meeting Presentation due date

Board members need to have their 2008 Annual Meeting Presentation content to Mottl by January 9.

21. January 14 BOD Meeting Agenda Items

- Toboggan Hill Update
- Playground 2 year re-submittal to the ACC
- Tall grasses
- Employee Evaluations
- Annual Meeting Presentations and Agenda

The Board adjourned to Executive Session at 9:20 p.m. to discuss legal items.

The Board resumed regular session at 10:15 p.m.

The meeting adjourned at 10:15 p.m.

RESPECTFULLY SUBMITTED:

Date

Camilla Mottl, Executive Director

Date

George McFadden, Secretary