

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

January 14, 2008

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
Board members absent	Jake Shirk	Public Safety
Staff in attendance:	Camilla Mottl	WIA Executive Director
	Kevin Nielsen	WPS Chief
Visitors present: (signed in)	Steve Steffy	Homeowner/Candidate
	Steve Kearney	Homeowner/Candidate
	Catie Kearney	Homeowner
	Hilary Brendemuhl	Homeowner
	Joe Beavers	Homeowner

-
2. Approval of the December Minutes

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

- Under 15: McFadden also voted “yes”.
- Under 10: Change “to” to “the” in second sentence beginning “While to the..”
- Under 8, Bullet 2: Change “over the holiday” to “for the holiday”

The December Meeting minutes were then approved as amended.

3. Welcome Visitors

Post welcomed all visitors.

- Hilary Brendemuhl stated she was troubled by an e-mail that was circulating.
 - Issue with a portion of the e-mail that stated owners could come to the office and revoke a previously submitted proxy and ballot.
 - Spoke with the El Paso County Clerk and Recorder and other officials
 - “double-balloting”
 - Control over the proxies and ballots
 - Ballot box in office taped shut
 - Member in “good standing”
 - Not nominating a resident that stated they wanted to serve
 - Suggested that the WIA ByLaws be amended to address the actual voting procedure

Mottl reviewed the administrative procedure for handling proxies and secret ballot envelopes upon receipt. The Board members agreed that, until our attorney reviewed the current procedure, proxies would be considered revocable but ballots would not. It was agreed that Mottl would present this issue to the WIA attorney for his input.

- Joe Beaver thanked the Board for the installation of the additional “No Parking” signs on Deer Creek Road. Other suggestions he requested the Board consider:
 - ‘No Parking’ sandwich signs that WPS could carry around in their truck and put up when necessary
 - No sledding after dark
 - Boulders on Deer Creek
 - Better locations for signs – south side of Deer Creek by curve
 - Change direction of signs as those sitting parallel are difficult to see
 - Have a sign and a designated pathway from TriLakes Chapel to Toboggan Hill, perhaps with split rail fencing

4. Approval of Agenda

Walters suggested #9 (Toboggan Hill Parking Lot) and #12 (Ballots) on the agenda be passed over since the items were already addressed. Members agreed.

5. Financial Report

Holmes reviewed the December Financials and the Draft Treasurer’s Annual Report. He noted that *all current figures were subject to year-end adjustments* and would probably change as appropriate accounting entries were made and bills for EOY were received.

- To date, the net income to date is 77k but subject to year-end adjustments
- WIA revenue was over that budgeted
 - 20k for town home dues not included in income
- Expenses were in line with the budget
- More interest income than expected due to not refunding new construction and landscaping refundable fees placed in CDARS account
- 18k in legal fees reimbursed

Holmes also reviewed assets, accounts payable and receivable, liabilities, equity and the reserve fund. He noted that when the Certificates of Deposits are renewed in April of 2008, one of the CDs will be reinvested at the exact amount required to meet the Reserve for Replacements account balance.

6. Executive Directors Report

Mottl reported that:

- The January newsletter has been sent to the printer.
- Traffic in the office very high as many residents prefer to pay their annual dues in person.
- Sandy O’Donnell and Mottl attended a January 8 CAI Education Program/Event that covered the new Colorado Foreclosure laws.
- To date WIA was in receipt of 450 proxies so the necessary quorum requirements for the annual meeting were met.
- The contract with Waugh & Goodwin was received and the 2007 Financial Review will begin on May 5.
- Mottl investigated through El Paso County and Colorado Secretary of State and was able to find a person that confirmed that the owners of Monument Plaza (the former Falcon Inn) are hoping to go to closing sometime in February. The purchasers are former hoteliers that plan on renovating the property fairly quickly and re-opening it as soon as possible as a hotel.

- Mottl and the WIA attorney met with Monument Charter Academy, their attorney and their Board President, Laura Gipson to discuss the covenants WIA and the former property owner agreed to. The Charter School attorney does not agree that they are bound by said covenants but the school is willing to discuss the matter. Smith and Malfatti will meet with Mottl and Gipson at 3pm or later on a date agreeable to all parties. The purpose of the meeting is to review the layout of the school, what type of screening is acceptable and where it might be placed to minimize the view of school and its grounds from homeowners adjacent to the school property.
- Mottl set up a meeting of the 2008 Election Judges at 9am on Saturday, January 26. Laurie Healy, Beth Courrau, Bill Nealon and Maggie Nealon have committed to serve as Election Judges in sorting, highlighting and counting all proxies received. No ballots will be opened. Mottl is still waiting to hear from John Ottino and hopes to have a minimum of 6 people serve in this capacity.

7. Public Safety Report

- Nielsen confirmed that the WIA Jeep Liberty vehicle in the accident earlier this month was deemed a total loss by the insurance company. The WPS officer driving was not at fault and the insurance company for the driver at fault sent a first settlement figure. The figure was rejected because it did not include the emergency lighting, the radio and the decals that identify Woodmoor Public Safety.
- All WPS officers completed their CPR and First Aid re-certification.
- All WPS officers will do weapons qualifications this month.

Discussion on replacing the totaled jeep ensued. Shirk recommended and **McFadden moved to replace the totaled jeep and the jeep already scheduled for replacement in 2008. One jeep will be paid for out of the Replacement Reserve Fund as planned and the jeep that was totaled will be replaced out of the unallocated funds. Malfatti seconded the motion. All were in favor. The motion passed.**

Old Business

8. Playground Equipment

Miller stated that when the revised DSM was approved with the 2 year provision on playground equipment included. The ACC originally put the provision in the Design Standards because WIA received so many complaints about playground equipment that was not well maintained and left to be eyesores after the kids outgrew them. Miller stated that much of the playground equipment in Woodmoor cannot be viewed from the road so staff are unable to confirm its condition. There is no charge for renewing the playground equipment and each owner is notified, via letter, by the Project Monitor (PM) when the renewal is due. This rule allows the owners to police the condition of their own equipment themselves and allows the PM to confirm. **Malfatti moved that the 2 year renewal provision on the playground equipment remain in the Design Standards Manual. Miller seconded the motion. Malfatti and Miller were in favor. McFadden, Walters, Holmes, Smith, Marnier and Shirk voted against. The motion failed.**

9. Toboggan Hill

The Board will take the recommendations of the area citizens into consideration.

10. ACC/Board Waivers

Malfatti moved that all exemptions to the WIA Policies, Procedures, Rules and Regulations, Parts I,II, III, IV and V (the Design Standards) require a majority vote of a quorum of the Board and each exemption must be corrected back to the current

standards prior to the transfer or sale of the property. McFadden seconded the motion. All were in favor. The motion passed.

11. Tall Grasses

Malfatti presented a draft rule regarding tall grasses. Discussion ensued. Malfatti and Smith will take all comments into consideration and continue working on drafting a rule that will meet the needs of the community and still allow freedom for natural landscaping.

12. Ballots

Previously discussed.

New Business

13. Annual Meeting Presentation Review

Members reviewed and made changes to the presentation as needed.

14. Jeep Replacement

Previously discussed.

15. Competitive Bid Requirements

Members agreed to table this item.

16. Annual Assessment Payment

McFadden brought up moving the annual assessment payment to March 1. The legal issues involving the change (ByLaws and other governing documents) need to be investigated and any additional costs due to the change need to be taken into consideration.

17. Employee Evaluations

Members agreed to table this item.

The Board adjourned to Executive Session at 9:59 p.m. to discuss legal items.

The Board resumed regular session at 10:45 p.m.

Shirk moved to approve an employee bonus equal to of 2% of each employees 2007 salary. The motion was seconded by Miller. Homes, Shirk, Smith, Miller and Malfatti voted in favor of the motion. McFadden, Walters and Marner voted against. The motion passed.

The meeting adjourned at 10:45 p.m.

RESPECTFULLY SUBMITTED:

Date

Camilla Mottl, Executive Director

Date

George McFadden, Secretary