

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

June 23, 2008

1. Steve Malfatti called the meeting to order at 7:02 PM.

Attendance to meeting

WIA Board Members present:	Steve Malfatti	President
	Terry Holmes	Vice President
	Anne Stevens-Gountanis	Director Architectural Control
	Gary Marner	Director Common Areas
	Amy Smith	Director Forestry
	Jake Shirk	Director Public Safety
	Bill Walters	Treasurer
	George McFadden	Director Covenant Control
Board members absent:	Kevin Weese	Secretary
Staff in attendance:	Kevin Nielsen	WPS Chief
Staff Absent:	Camilla Mottl	WIA Executive Director
Visitors present:	Angela Jones	Homeowner
	Ruthann Spidell	Homeowner
	Hillary Brendenmuhl	Homeowner
	Chris Pollard	Homeowner/OCN

-
2. Approval of the April Meeting Minutes

The May 2008 minutes were submitted for approval. The following change was agreed upon:

- Item 19 – Change “Holmes” to “Smith”.

The May 2008 Meeting minutes were approved as amended.

3. Welcome Visitors

- Malfatti welcomed all visitors. There were no speakers.

4. Approval of Agenda

McFadden removed item 12 from the agenda. Smith requested a discussion on the WIA bathroom and kitchen remodel. The agenda was approved as amended.

Reports

5. Financial Report

Walters led a brief discussion on the May 2008 financials. He will research the makeup of “Other project Fees” and report in July. Walters also would like to hold a 6-month budget review. Walters reported that the financial review from WIA’s CPA firm Waugh & Goodwin, LLP had only one minor adjustment of \$600. Walters reported that WIA is currently in a strong financial position

6. Public Safety Report – Shirk and Nielsen

- Nielsen reported that vandalism is a problem and perpetrators are difficult to catch.
- Nielsen reported that WPS has received some fireworks complaints to date. WIA has a zero tolerance and will confiscate and fine violators. The fireworks stand in the Woodmoor Center does have a county permit to sell fireworks.
- Nielsen reported that the Smart trailer still has problems and new parts are on order.
- Nielsen reported that the WIA web site gets regular “hot issue” updates.

7. Forestry Report – Smith

- The wood chipping event generated 200 loads of slash with steady activity. The major sponsors were Tri-Lakes Disposal and Tree Masters. Invisible Fence sponsored all the volunteer workers by providing food and drinks on both days of the event.
- Forestry is on track to disperse \$38,000 to WIA residents for fire mitigation.

8. Common Area Report – Marner

Marner reported that all common areas would start seeing mowing activity beginning early July.

9. Personnel Committee Report – Walters

Walters reported that the committee was formed in April and has contracted with Mountain States Employers Council to review all WIA personnel policies, procedures and benefits. The committee will review their comments when received. Depending on timing, the Board may have to amend when the committee reports back to the Board. Walters will check with Cami and will schedule a meeting in July.

Old Business

10. From the Table: Covenant Hearing Information - McFadden

McFadden moved from the table with unanimous vote. Motion made by McFadden, 2nd by Walters. Walters clarified that information should be excluded from hearings, but not from the file. Malfatti read amended motion and called for vote. For: McFadden, Marner & Walters. Against: Holmes, Stevens, Smith, Shirk. **The motion failed.**

11. From the Table: Covenant Enforcement – McFadden

McFadden removed from the table, 2nd by Walters. Motion tabled for McFadden to write procedures and bring to Board for review and approval.

12. Item removed from agenda.

13. Motion for legal expenditure authority – McFadden

McFadden read the motion, 2nd by Walters. Discussion ensued. For: McFadden, Marner, Walters. Against: Shirk, Smith, Stevens, Holmes. **The motion failed.**

14. Motion: Wording in Policies, Procedures, Rules & Regs – Malfatti

Motion read. No 2nd.

New Business

15. Volunteer Appreciation Event – Smith

- Smith proposed that the year-end Forestry event now include all WIA volunteers including Board Members.
- Smith brought up bathroom & kitchen remodel and requested an update from Marner. Marner stated that he decided not to do it because it was too expensive and not budgeted. Smith will

research and may propose something next month.

16. Prairie Dog Situation – Malfatti

Weese is working on a letter to the Walters regarding Prairie dogs on their property that are infesting WIA resident property.

17. Attendee to TLR Focus Panel Meeting - Malfatti

Holmes will report in July if he can attend this meeting. Stevens also said she may be able to attend.

18. August Newsletter Articles – Malfatti

Malfatti stated that all articles are due by July 21, 2008.

19. Attendees to July Hearings

McFadden reported that he can not attend; Stevens to chair meeting with Walters (for Marner), Weese, Shirk & Malfatti (for McFadden).

7. Upcoming Board Meeting Agenda Items

Woodmoor Water & Sanitation

The Board adjourned to Executive Session to discuss a personnel item at 9:13 p.m.

The Board resumed Regular Session at 9:39 p.m.

Walters moved to seek at least two additional bids for WIA book keeper position. 2nd by Stevens. Unanimous vote for motion. **The motion passed.**

The meeting adjourned at 9:40 p.m.

RESPECTFULLY SUBMITTED:

Date

Terry Holmes, Vice President

Date

Kevin Weese, Secretary