

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

October 27, 2008

1. Kevin Weese called the meeting to order at 7:05 PM.
Attendance to meeting
WIA Board Members present: Kevin Weese, Bill Walters, Anne Stevens-Gountanis, Gary Marner, George McFadden, Amy Smith, Steve Steffey
Staff in attendance: Kevin Nielsen, Camilla Mottl
2. Approval of the Meeting Minutes
Because of the lengthy agenda, McFadden stated that he had too many changes to the September minutes to review and requested that approval of the September Meeting Minutes be deferred.
3. Approval of Agenda
In the interest of time, members suggested that Items 9, 13, 15, 16, 17, 18 and 20 be deferred. McFadden moved to approve the changes to the agenda. Marner seconded the motion. All were in favor. The agenda was approved as amended.
4. Owner Comments: Attached.
5. Owner Agenda Items: Attached

Kevin Weese announced that due to family obligations, he will be stepping down from his position on the Board of Directors effective following the election of the two new members to the Board made at the meeting.

6. Appoint Two Directors to the Board
Weese invited those wishing to be considered for the open Board positions to address the Board. The following individuals addressed the Board.
Victor Harshberger, Larry Goud, Pat Newell, Bill Brendemuhl, James Wilson, Mari Rollins, Robert Carey and Chuck Maher.

The Board then voted on filling the positions in the order in which they became vacant. The positions were filled thus: Bill Brendemuhl was appointed to fill the term ending in Jan 2010; Mari Rollins was appointed to fill the term ending in Jan 2009; Jim Wilson was appointed to fill the term ending in Jan 2011.

Between the appointment of Ms. Rollins and Mr. Wilson, Secretary Kevin Weese resigned from the board. Mr. Weese did not vote on his replacement.

7. Board Re-organization
McFadden, receiving the highest number of votes, assumed the Chair.

McFadden called for nominations for Vice President. Walters moved to nominate Brendemuhl for Vice President. Marner seconded the nomination.
Smith moved to nominate Wilson for Vice President. Stevens-Gountanis seconded the motion.
Nielsen collected the ballots. Brendemuhl was appointed Vice President

McFadden called for nominations for Secretary. Steffey moved to nominate Wilson. Smith seconded the motion.

All were in favor and Wilson was appointed Secretary by acclamation.

Steffey moved to remove McFadden as Director of Covenants. Stevens-Gountanis seconded the motion. All were in favor. The motion passed.

Walters moved to appoint Rollins to the Covenant Control Directorship. Steffey seconded the motion. All were in favor. The motion passed and Rollins was appointed Director of Covenant Control by acclamation.

McFadden called a recess at 8:28p.m.

The Board resumed regular session at 8:40p.m.

Reports

8. Financial Report

Walters reviewed the September Financial Statement. He then distributed copies of current WIA contracts and the depreciation schedule to those present for their review prior to the Budget Meeting.

9. Public Safety Report – Report deferred –see #3

10. Forestry Report

- Smith gave an overview of the community service program held with Creekside Middle School in October. Jim Woodman and Smith conducted an education session at the school with the Seventh Graders. This educational session was followed up on another morning with a “hands-on” viewing of trees with active MPB. The students then spent the remainder of the morning doing a clean-up of a Woodmoor common area.
- Smith reported that she would be attending a 2008 Firewise Event to be held in Tampa. She received a scholarship that paid for all costs involved in attending the event, at which she will represent the Woodmoor community.

11. Common Area Report

- Marner reported that the mowing was complete.
- Repair of the Twin Ponds Trail and infringement onto an owners property was corrected.
- A new walking trail was completed at North Park.

12. Executive Director Report

The Executive director provided her report to the Board. Items of note:

- Mottl reported that Leda Shovelton had been hired for the accountant position and had begun work. Mrs. Shovelton possesses an education, professional background and strong recommendations making her the obvious choice for the position. Mottl invited the Board members to stop by the office and meet her.
- The “Needs Analysis” requested on the accounting position was included in the Board Packet.
- Several calls have been received by the administrative staff from parents of students at the new Charter School. Apparently, they had received a letter stating that the WIA Board of Directors was making daily complaints to our County Commissioner regarding the school. Mottl and the staff have informed the owners that this is not true. While Mottl has received complaints regarding the schools lighting as disturbing to Woodmoor residents living adjacent to the site at night, the County Commissioner has not been notified nor contacted by WIA.
- Mottl reported that all staff members are scheduled to take “hand-on” computer courses in the next four months. Each staff member has chosen courses that should help them increase their productivity.
- Mottl and Shovelton are planning on attending HRA/Flex Benefit Training in November.
- Mottl also distributed the report on walk-in resident service for the administrative office previously requested by the Board.

13. Nomination Committee Members

Since the ByLaws require a Board member to chair the Nominating Committee, Walters moved to appoint Wilson as the new Chair of the Committee. Steffey seconded the motion. The motion carried. The other members of the committee are: Kevin Weese, Ronny Goldberg and Jim Taylor.

A point of order was made by Hans Post regarding the inclusion of Kevin Weese. Marner moved to appoint Weese to the Nominating Committee. Stevens-Gountanis seconded the motion. The motion passed.

McFadden re-evaluated the time and the remaining agenda items. McFadden deferred Item 23. Smith deferred Item 22.

Old Business

14. Friday Office Closure to Walk-Ins

Discussed during Mottl's report.

15. Selection of WIA Legal Counsel

Marner moved to enter into a retainer agreement with Hindman-Sanchez, HOA specialists. Stevens-Gountanis seconded the motion.

Steffey moved to amend the motion by adding the words "and other associated services as approved by the Board". Walters seconded the motion to amend. The motion carried.

McFadden called the amended motion. All were in favor. The motion passed.

New Business

16. Resident Feedback and Follow-thru

Smith expressed concerns that the Board was not following up on responding to residents that have voiced specific concerns and questions. Discussion ensued. It was generally agreed that if the Board accepts an issue placed before them, then a specific Board member should be tasked with responding. McFadden requested that Smith write a procedure to be presented to the Board.

17. The Budget Meeting will be held on Wednesday, October 29 at 7:00p.m.

18. Attendees to November Hearings

Hearings will be held on November 12. McFadden, Rollins, Wilson, Walters and Steffey agreed to attend.

19. November Board Meeting Agenda Items

Deferred items will be placed on the November Meeting Agenda.

Mottl reminded members that their newsletter articles needed to be to her no later than the following Monday.

The meeting adjourned to Executive Session at 9:30 p.m. to discuss the legal items listed on the agenda. Regular Session resumed at 10:05 p.m.

Stevens-Gountanis moved to accept the changes in the proposed agreements with Woodmoor Water and Sanitation (WWSan) and Colorado Lakeshore Holding Company (CLHC) in regard to the fact that CLHC will be installing the lakeside rip-rap but WWSan will be responsible for maintaining the rip-rap. Marner seconded the motion. All were in favor. The motion passed.

Brendemuhl moved to approve the resident letter as amended. Walters seconded the motion. The motion carried.

The meeting adjourned at 10:10p.m.

RESPECTFULLY SUBMITTED:

Date

Jim Wilson, Secretary

Date

Camilla Mottl, Executive Director