

**MINUTES OF THE WOODMOOR IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
March 11, 2009**

1. George McFadden called the meeting to order at 7:00 PM.

Attendance to meeting

WIA Board Members present: George McFadden, Bill Brendemuhl, Bill Walters, Jim Wilson, Anne Stevens-Gountanis, Gary Marner, Steve Steffey, Mari Rollins, Chuck Maher

Staff in attendance: Kevin Nielsen and Camilla Mottl

2. Approval of Minutes

Walters moved to approve the February 11 minutes as amended. Stevens-Gountanis seconded the motion. The motion carried.

Stevens-Gountanis moved to approve the March 5 minutes as amended. Wilson seconded the motion. The motion carried.

3. Approval of Agenda

Steffey moved that the Board's adopted policy that motions be submitted to all the members by noon seven days prior to the Board meeting at which they are considered, be suspended for this meeting only. Wilson seconded the motion. The motion carried.

Wilson requested that a review of action items from the previous meeting be added to the agenda as #14A. Walters requested that Item 17 be postponed. Steffey moved to approve the agenda as amended. Marner seconded the motion. The motion carried.

4. Owner Comments

RuthAnn Spidell, Keith Gordon and Jim Hale addressed the Board.

5. Financial Report

Treasurer Mari Rollins presented the February 2009 Financial Report. Rollins explained the difficulty and varying opinions she is receiving from various websites, CPA's and their firms regarding whether or not depreciation should be booked and its relation to the Reserve Account. She informed the members that she was putting it back into the Financial Reports to stay with GAAP account principles until she is able to study the matter more closely. Rollins will communicate with Mottl regarding payment to purchase an accounting book that deals with this issue.

MOTION

Rollins moved to fund the 2009 Reserve Account at the beginning of the year in the amount of \$59,884. Stevens-Gountanis seconded the motion. The motion carried.

MOTION

Rollins moved to create a money market savings account in order to segregate and provide a fund flow for the WIA Reserve account. Stevens-Gountanis seconded the motion. The motion carried.

6. Public Safety Report

Chief Nielsen gave a verbal report on February activities. It was agreed that an e-mail blast would be sent to all residents regarding the community wide Neighborhood Watch Meeting being hosted by Woodmoor and El Paso County on April 16.

7. Executive Director Report

Mottl presented three bids on cleaning the offices and community center, resident requests for removal of the assessment late charge to their accounts, a renter request regarding compensation on an out-of pocket expense due to the mold and vacating of his office and asked the Board if they wanted to entertain a presentation from Water Returns.

MOTION

Steven-Gountanis moved to accept the Jani-King cleaning proposal. Maher seconded. The motion carried.

MOTION

Maher moved to rebate one months rent contingent on renter signing a new one year lease at the current rate. Steven-Gountanis seconded the motion. The motion carried.

Members agreed to have Water Returns address the Board at the April Meeting.

8. Forestry Report

Maher informed the members that the Northern El Paso Coalition of Community Associations (NEPCO) contacted the WIA Firewise Committee requesting a presentation be given at their general membership meeting. Forestry will be doing a Chipping Event, possibly on-site, this year.

9. Common Area/Barn Construction Report

Marner gave an update on continued construction progress in the community center.

MOTION

Marner moved that members approve additional miscellaneous construction expenses by Anthem Homes in the amount of \$2,814.46. Steffey seconded the motion. The motion carried.

MOTION

Marner moved to approve the Lightning Electric bid in an amount not to exceed \$200 to test and replace outlets as needed in the offices and community center. Brendemuhl seconded the motion. The motion carried.

MOTION

Marner moved that the Board approve up to \$4,600 to replace furniture in the Barn and offices. Brendemuhl seconded the motion. The motion carried.

MOTION

Marner moved that the Board allocate up to \$250 for an Open House to be held at the Barn on April 19 (tentative date). Steffey seconded the motion. The motion carried.

Old Business

10. Financial Audit Bids

MOTION

Rollins moved to accept the bid from Stockman, Kast Ryan & Co. for audit services. Steffey seconded the motion.

Wilson moved to amend the motion to state that the Treasurer contact Osborne, Parsons and Rosacker, LLP, to ask if they would guarantee that additional charges above their bid would not exceed \$3,000 in the first year. If so, Osborne, Parsons and Rosacker would be selected to provide audit and other CPA services. Stevens-Gountanis seconded. The Amendment failed.

McFadden called the main motion. The motion failed.

MOTION

Brendemuhl move to accept the proposal of Biggs Kofford for audit services. Stevens-Gountanis seconded the motion. The motion carried.

11. Past Due Collections Policy/Payment Plan

Brendemuhl will review and send suggested changes to Mottl for review by the members at the April meeting.

12. Public Safety Commercial Agreement

MOTION

Steffey moved that the Woodmoor Public Safety Agreement presented be accepted by the Board effective immediately. Brendemuhl seconded the motion. Motion carried.

13. Public Safety Hourly/Salary Non Exempt Status

MOTION

Steffey moved that WPS staff (excluding the WPS Chief) be formally classified as hourly, non-exempt employee status employees to ensure compliance with applicable federal and state labor laws as recommended by Mountain States Employment Consultants. Rollins seconded the motion. Motion carried.

14. Neighborhood/Resident Survey

Wilson agreed to accept Chairmanship of the Resident Survey Committee with Rollins, Steffey and Vic Harshberger serving.

14a. Review of Action Items

Review completed.

New Business

15. Policy for Reserve Planning, Funding and Investment Management

MOTION

Rollins moved to accept the addition of the language “The Officers and members of the Board of Directors shall make investment decisions in good faith, with the care an ordinarily prudent person in a like position would exercise under similar circumstances, and in a manner the Director or Officer reasonably believes to be in the best interests of the Association in accordance with the Colorado Revised Nonprofit Corporation Act” to the 2/15/2006 adopted WIA Policy for Reserve Planning, Funding and Management. Maher seconded the motion.

The Assembly agreed to withdraw the motion.

16. Deferred

16a. Rollins agreed to defer the motion to change the Board Meeting date to take place later in the month to the April Meeting.

17. Postponed

18. April Newsletter

McFadden instructed that April newsletter items will be due to Mottl on April 8th.

19. Hearings

Maher, McFadden, Stevens-Gountanis, Steffey and Marner will attend the Hearings on March 25.

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

The board returned to general session at 11:05pm.

Maher moved to forgive late fees and interest of less than \$50 with displayed good cause. Stevens-Gountanis seconded. The motion carried.

Maher moved to clarify the motion of 1-20-09 to allow a WIA representative to vote at another organization when it will not bind WIA. Stevens-Gountanis seconded. The motion carried.

The meeting adjourned at 11:08pm.

RESPECTFULLY SUBMITTED:

Bill Walters, Secretary