

**MINUTES OF THE WOODMOOR IMPROVEMENT ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 8, 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

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2. Approval of Minutes

Walters moved to approve the March 11 minutes as presented. Marner seconded the motion. The motion carried.

3. Approval of Agenda

Motion

Brendemuhl moved to add Executive Session to address an Employee issue. Maher seconded the motion. The motion carried.

Motion

Wilson moved to add an Item 15a: Comments regarding New Business Items. Stevens-Gountanis seconded the motion. Discussion ensued. The motion carried.

4. Special Speaker

Steve Moorehead gave a presentation and answered questions on "Water Returns", a 501C-3 organization.

5. Owner Comments

RuthAnn Spidell, John Ottino and Ivan Dorantes addressed the Board. John Findley, Vice President of Woodmoor Park, requested he be placed on the May Meeting to discuss withdrawal of Woodmoor Park HOA from the WIA. McFadden agreed to place him on the May agenda.

6. Financial Report

Treasurer Mari Rollins presented the March 2009 Financial Report. She informed the members that she was working with our Bookkeeper on a new format for presenting the monthly financials and hoped to have it ready for the May meeting.

7. Public Safety Report

Chief Nielsen gave a verbal report on March activities noting that there is still a need for more parking for users of Toboggan Hill. He reminded members about the April Neighborhood Watch Meeting.

8. Architectural Control Committee Report

Stevens-Gountanis reported that the Committee reviewed 14 requests.

9. Forestry Report

Maher informed members that the tentative dates for the WIA Chipping were set for May 30 and June 6.

Motion

Maher moved that the Board approve up to \$5,000 to cover expenses for the Chipping Events with all revenue from the program being credited back to the program. Anne Stevens-Gountanis seconded the

motion. The motion carried.

10. Common Area/Barn Construction Report

Motion

Marner moved that members approve additional remediation and miscellaneous construction expenses by Anthem Homes in the amount of \$1,926.05. Steffey seconded the motion. The motion carried.

Motion

Marner moved to approve expenses up to \$4,200 for lighting the entrance sign to the Community Center/Barn. Stevens-Gountanis seconded the motion. The motion carried.

Marner announced that the Woodmoor Flea Market would be on May 9 and the Great American Cleanup was scheduled for May 16, with the snow day set for June 13.

Marner then informed members that the Events Committee had met and turned the floor over to Hilary Brendemuhl for an update on the committee and its plan.

Motion

Wilson moved that the Board formally create an Events Committee and allocate an e-mail address and website page to the Committee. Rollins seconded the motion. The motion carried.

Motion

Maher moved that the Board appoint Hilary Brendemuhl as Chair of the Events Committee. Wilson seconded the motion. The motion carried.

11. Executive Director Report

Members confirmed that it was their intention that Mottl be approved to write-off late charges and interest up to \$50 in the motion regarding same made at the March meeting.

Members confirmed that Mottl should go forward with sending the WIA governing documents to Hindman Sanchez for review even though they would not be redlining the documents.

Members confirmed that Pack 117 was granted use of the 'Barn' for four hours as a thank you for their ongoing efforts in cleanup of WIA common areas.

**Old Business**

12. Newsletter Costs

Members agreed that future newsletters would be sent via saturation instead of owner labels to cut costs.

13. Past Due Collections Policy/Payment Plan

Motion

Brendemuhl moved to approve the Collection Policy/Payment Plan previously presented by Mottl with the inclusion of the \$25 late fee. Marner seconded the motion. The motion carried.

14. Motion: Ratify March 25, 2009 Board approval of Insurance

Brendemuhl moved to ratify the March 25, 2009 Board approval via e-mail of the WIA Insurance Package Option 2. Marner seconded the motion. The motion carried.

Motion

Due to time constraints, Maher moved that meeting items 18 thru 26 be deferred to a

