

**MINUTES OF THE WOODMOOR IMPROVEMENT ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 13, 2009**

1. A quorum of the Board being present, the President called the meeting order at 7PM

Attendance to meeting

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

Staff in attendance: Kevin Nielsen

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2. Minutes of the April 8<sup>th</sup> meeting were presented and amended as such:

Under item 17, 3<sup>rd</sup> paragraph, the sentence “The Hearings scheduled to be held on ...” was amended to remove both Marner and Wilson.

**A motion to approve the minutes as amended was made by Wilson, seconded and passed.**

3. Approval of the Agenda:

- Item 15, the discussion of Covenant Control was deferred until the next meeting;
- On item 12 there was some discussion. **Brendemuhl moved to remove from the agenda. The motion was seconded and failed.**
- Rollins added a new item, Board meeting date, to the agenda

**Motion to approve the agenda as amended was made by Wilson, seconded and passed.**

4. Woodmoor Park HOA: Members of the Woodmoor Park (WP) HOA addressed the board (John Finley (VP) and Bill Peterson (Pres)). The WP treasurer (Kim Pfarr was also in attendance). They requested release from the WIA, stating that SB100 provided the process, and stated that they had more than 80% of WP owners who wished to separate WP from the WIA. They requested an answer by June 22<sup>nd</sup>, 2009. McFadden responded that it was not in the scope of authority of the WIA BOD to effect such release, that SB100 did not apply to WP due to a 25yr existence requirement, and that the WIA BOD wanted to work with WP to show the value of being members of WIA as the WIA BOD had done with the

Cove HOA BOD. The WP asked about amenities and a seat on the BOD and McFadden explained that any member of WP was also a full member of WIA and could run for a seat on the WIA BOD. McFadden and other WIA BOD members listed some of the advantages of being a part of WIA and expressed interest in working with WP to provide amenities such as picnic tables, playground, and trails. A meeting between the WIA BOD and WP BOD will be held in the near future. McFadden took the action to contact WP President Peterson to set up this meeting.

5. No owners wished to address the BOD.
6. Committee Reports:
  - a) Public Safety: Dir of WPS Steffey read a letter to the BOD regarding WPS and his response to same.
  - b) Architectural Control: **Motion by Stevens-Gountanis to appoint Bob Gountanis, AT Williams, and Carolyn Streit-Carey to the ACC. Motion was seconded and passed.**
  - c) Forestry: Maher reported that the Chipping event would occur as planned; that there would be Tree Monitor training held the following day; and that a Firewise Committee meeting would be held at 9 AM on June 8<sup>th</sup>.
  - d) Common Areas: Marner reported that the Great American Cleanup would proceed as planned, with a BBQ lunch for participants to be held at noon. Marner also discussed obtaining window shades for the barn and **made a motion to expend up to \$1530 for 4 blinds from Home Depot. Motion was seconded and carried.**

Marner reported that the WIA will be treating the ponds for West Nile the following week.

Marner then turned the floor over to Hilary Brendemuhl, Chair of the Events Committee:
    - i. Events Committee Report: H. Brendemuhl reported on the Open House Event: there were approximately 150 people who attended and the WIA received good press on the event. The event cost \$158.57 out of a budgeted \$250. H. Brendemuhl will make a donation of \$50 of the remaining budget to the Serteens for their participation/work during the Open House Event.

H. Brendemuhl also listed the Events Committee upcoming/planned events with most events being scheduled for Sunday Afternoons.

    - Teen Summer Job Support

- SummerFest: August 23<sup>rd</sup>, 2009
- Business Fair: September 20<sup>th</sup>, 2009
- FallFest: October 18<sup>th</sup>, 2009 (rain date October 25<sup>th</sup>)
- Ringing in the Holidays: December 6<sup>th</sup>, 2009

H. Brendemuhl expressed a desire for signage for the events and suggested obtaining common signs with detachable/changeable event specific parts. She will research these signs and return to the BOD for approval.

- e) Exec Dir Report: No report as the ED was not in attendance.
- f) Financial: Treasurer Rollins reported that she and McFadden had met with the auditors and that the audit was proceeding as planned.

### Old Business

7. Election of Directors: Wilson and McFadden discussed the creation of a Covenant Advisory Committee as outlined in the prior newsletter. In response to the newsletter article the WIA received a number of expressions of interest in serving on such a committee. Wilson and McFadden were given the action to set up a preliminary meeting with interested owners.
8. McFadden turned the Chair over to Vice President Brendemuhl in order to make a motion. **McFadden then moved to delete the text in Part II, Section D, Guns and Firearms from the Rules and Regulations and replace it with “Discharging of firearms to include pistols and rifles (does not include BB guns, air soft guns, or paintball guns) in a Woodmoor Common Area is strictly forbidden unless it is done for the protection of oneself or another person from serious bodily harm. Furthermore the open display of firearms in the Woodmoor Community Center, “The Barn”, during open public meetings is also prohibited.”** The motion was seconded and discussed. **Motion to amend the prior motion to add the words “or private lot” after “in a Woodmoor Common Area” was made seconded and carried.** After further discussion **motion to amend the prior motion to remove “during open public meetings” was made, seconded and carried.** The original, amended motion was called and **motion carried.**

**Steffey moved to request formal legal advice on the subject of firearms restrictions inclusive of the original and changed rules, to be reviewed at the June meeting. Motion was seconded and carried.**

Brendemuhl turned the Chair back over to McFadden.

9. Item 14, approval of March Hearing Results was suspended until the following meeting.

## **New Business**

10. Board Meeting Dates: **Rollins moved to change the BOD meeting to the 4<sup>th</sup> Wednesday and the Covenant Hearings to the 2<sup>nd</sup> Wednesday, effective June.** Rollins stated that this change was requested to allow her more time to produce accurate and complete financial statements. **Motion was seconded and carried.**

The Board adjourned to Executive Session to discuss personnel matters at 9:25PM

The Board came out of Executive Session at 10:10 PM and adjourned.

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“Respectfully submitted as recorded by G. McFadden,”

/S/ William G. Walters 6/24/09  
William G. Walters, Secretary