

MINUTES OF THE WOODMOOR IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING

JUNE 24, 2009

1. George McFadden called the meeting to order at 7:04pm

Attendance: BOD Members present: McFadden, Brendemuhl, Walters, Rollins, Steffey, Marner, Maher. Stevens-Goutanis arrived 8:20pm.

2. Approval of minutes - Walters moved, seconded by Brendemuhl to approve the minutes of the May 13, 2009 meeting. Carried

3. Approval of agenda - Steffey, seconded by Brendemuhl to approve the agenda as amended. Carried.

4. Owner comments - Owners addressed the board.

5. Financial Report -Mari Rollins presents the May financial statements. She introduced the new bookkeeper, Mr. Nolan Gookin. A prior motion by Rollins, seconded by Marner was read into the minutes -"Motion by Rollins to approve a contract with Mr. Nolan Gookin to provide accounting and bookkeeping services" Carried by telephone vote.

6. WPS Report - Steffey gave the report, which included information that all WIA ponds had been treated for West Nile disease.

7. ACC Report - Stevens-Goutanis reported on her attendance at the recent NEPCO meeting.

8. Forestry Report - The two day chipping event (May 30 and June 6) was a success with 232 loads of slash processed. Income was \$1189 and expenses were \$3294. The incidents of MPB are down to 10 lots that have been identified. A Mistletoe class will be offered September 3.Maher has request a long term plan from the Firewise Committee for all common areas.

9. Common Area Report - Marner reported on fish stocking in the ponds. Mowing is planned for late July. Summerfest is scheduled for August 23. Moved by Marner, seconded by Steffey "to expend up to \$1,300 for Summerfest." Amendment by Maher, seconded by Brendemuhl "to raise the amount to \$2,000". Amendment failed. Main motion carried.

Moved by Marner, seconded by Brendemuhl "to spend \$300 for the purchase a topographical map of the Marsh common area". Carried.

10. Appointment of Covenant Advisory Committee - Moved by Walters, seconded by Marner " to create a Covenant Advisory Committee". Carried

Moved by Walters "to appoint Kim Braun, Nick Oakley, Bob Lyle and Diane Spelman to the committee with McFadden serving as board liaison. Amendment by Wilson, seconded by Stevens-Goutanis "to amend motion to appoint Vic Harshberger as a fifth member to the committee". Amendment failed. Main motion carried.

11. Withdrawal of DSM Fence Proposed Change -Motion withdrawn by consent of the BOD.

12. Firearms Rule Change Legal Review - McFadden on communication from our law firm. Moved by Stevens-Goutanis, seconded by Maher "to delete Part II, Sec D from the Rules and Regulations". Carried.

13. Removed from the agenda

14. Motion - Moved by Stevens-Goutanis, seconded by Maher to "add a sentence of the DSM Part V, under VII Design and Construction Guidelines, P, Playground Equipment, #5c, Trampolines and playsets are allowed to remain outdoors the entire year, after application is submitted and approval is received from WIA. Change the Rules and Regulation Part I-IV, p 10, Part 1, Use of Property O. Playground/Sports Equipment, d. Trampolines and playsets a allowed to remain outdoors the entire year, after a application is submitted and approval is received from WIA". To be voted on at the next meeting.

15. HOA Fees - Moved by Walters, seconded by Rollins "to change the fee for an HOA letter to \$40". The motion failed

16. Barn Rental Rates - Moved by Marner, seconded by Steffey to adopt the rates in the following schedule:

Usage	Woodmoor Room		Conference Room
	Member	Non Member	Member
2 hrs	\$35	\$70	\$20
4 hrs	\$65	\$135	\$35
8 hrs	\$135	\$270	\$70

Non-member damage deposits range from \$100 to \$500 depending on the size of the group and food/beverage service. Members are not required to make deposits, but all users are responsible for damages and special cleaning if needed.

Amendment by Brendemuhl, seconded by Maher to amend the motion by allowing 2 hrs uses by members at no charge. Amendment carried. Main motion as amended carried.

Moved by Marner, seconded by Walters "to set the rate for users of 4 hr blocks for eight consecutive weeks or more at \$110/week". Carried

17. Changes to DSM - Moved by Brendemuhl, seconded by Marner "to delete Part V, Sec I (B) on p.6, line 2 the words "effect enforcement thereof" and lines 4&5 of the same paragraph delete the words "The chairperson of the ACC is an elected member of the Board of Directors of WIA, and," and further in the Rules and Regulations Multi-Family. I (B). p.5, line 3 delete the words "effect enforcement thereof"

