

MINUTES OF THE WOODMOOR IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING

AUGUST 26, 2009

1. George McFadden called the meeting to order at 7:02pm

Attendance" McFadden, Brendemuhl, Walters, Rollins, Marner, Maher and Wilson. Absent: Stevens-Goutonis and Steffey. 18 guests present.

2. A motion was made by Walters, seconded by Brendemuhl and carried to remove Steve Steffey from the position of Director of WPS. Five members addressed the board to indicate their interest in being appointed to the vacancy. Moved by Wilson, seconded by Maher to have a roll call vote on appointee candidates. Motion failed. A secret ballot was taken and Larry Goad was appointed to the BOD. The BOD asked for Directors interested in filling the WPS position, and Larry Goad and Jim Wilson expressed an interest. After each candidate gave a brief speech, a secret ballot was taken with Larry Goad being appointed Director of WPS.

3. Moved by Marner, seconded by Wilson to approve the agenda as amended. Carried.

4. Moved by Walters, seconded by Maher to approve the June 24 meeting minutes as presented. Carried

Moved by Marner, seconded by Wilson to approve the July 22 meeting minutes as presented. Carried.

5. Owner Comments - Two owners addressed the board.

6. Financial Report - Mari Rollins presented the July financial statements. Moved by Rollins, seconded by Walters to approve two invoices from our CPA in the amount of \$3,832.50 and \$1,383.75 for additional work on the compliance account and assistance with the 2008 audit. Carried.

7. WPS Report- Kevin Nielson presented the report which included a Revised Commercial Agreement. Moved by Brendemuhl, seconded by Marner to approve the new Agreement. Carried

8. ACC Report - No report as Stevens-Goutanis was absent. Two representatives were present to gain final approval of landscape plans. Without the plans it was suggested that they communicate with Anne and have the plans sent to the board.

9. Forestry Report -Maher presented the report, stating that incidents of MPB were down 60% from 2008. There are currently 15 active Tree Monitors. They have conducted 5 Firewise inspections YDT and are planning for trimming in the common areas on the fall.

10. Common Area Report - Marner advised that mowing is underway. The accordion doors are ready for installation in the Barn. Moved by Marner, seconded by Brendemuhl to approve up to \$2,500 to move WPS upstairs and set up receptionist station and move phones. Carried.

Moved by Marner, seconded by Wilson to pay off note of \$2,967 on phone system. Moved by Maher, seconded by Rollins to allow until any prepayment clause could be reviewed. Carried

Moved by Marner, seconded by Wilson to approve \$399 plus tax for a new grill. Carried.

EVENTS- Hilary Brendemuhl reported that the Summerfest was attended by over 200 people, was a success and gave many thanks to those who helped. She said the event was \$60 under budget. She announced that the Business Fair was scheduled for September 13 for 1-4 pm at the Barn.

Moved by Marner, seconded by Rollins to approve the expenditure of up to \$300 for two coffee makers. Carried.

The Fall Festival is scheduled for October 18 from 1-4 pm at the Barn. Moved by Marner, seconded by Rollins to approve a budget of up to \$2,000 for this event. Carried.

11. Moved by Walters, seconded by Brendemuhl to remove Item 13 from the July 22 meeting. Carried.

Moved by Walters, seconded by Marner to amend the motion to only delete "an elected". Carried.

There was much discussion of the main motion to delete the words "The chairperson of the ACC is an elected member of the Board of Directors of WIA, and," from Part V, Sec I (B) on p.6 of the DSM. Carried.

12. Covenant Committee Report - Nick Oakley reported that the committee had met with staff and held a meeting on August.

13. Moved by Walters, seconded by Marner to appoint Nancy Moeglein, George Labesky, Jim Foreman and John Finley to serve on the Legal Audit Committee with chairman Walters. Carried.

13.5 Survey Committee. Wilson reported that the committee had met several times. Vic Hershberger presented the report. They were prepared by Dan Johnson, PHD. When approved the tabulation of survey results will be done by Dr. Johnson at no cost to WIA.

14. DSM Review Committee. Moved by McFadden, seconded by Rollins to create a DSM Review Committee to review and suggest changes to the DSM in accordance with our Articles of Incorporation's Specific purposes of the Association, consisting of James Hale as Chair, and Eric Stensland, Kate Horton, John Halloran, George McFadden, and Anne Stevens-Gountanis.

Maher left the meeting at 10:00 pm.

Wilson left the meeting at 10:05 pm.

15. Motion by Walters, seconded by Brendemuhl to delete that portion of the Rules and Regulations Part I.(A) 1 and that portion of (A) 2, a), b), and c) dealing with dogs. Carried.

16. Reminder to all to attend the hearings scheduled for 9-9 at 7pm.

16.5 Moved by McFadden, seconded by Goad to revise the Rules and Regulations to require Trash containers to be stored out of sight. Moved by Walters, seconded by Marner to table the motion. Carried.

The board moved into Executive Session at 10:35pm to discuss personnel matters. The board returned to general session at 11:15. Moved by Marner, seconded by Brendemuhl to re-form the personnel committee comprised of Walters, Marner and Brendemuhl. Carried.

Moved by Walters, seconded by Rollins to adjourn at 11:16. Carried.

Respectfully Submitted,

/S. Bill Walters 10/01/09 _____

William G. Walters, Secretary

Date