

MINUTES OF THE WOODMOOR IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING

NOVEMBER 4, 2009 (POSTPONED FROM OCTOBER 28, 2009)

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

Attendance: McFadden Walters, Stevens-Gountanis, Marner, Wilson, Goad. 10 guests.

2. Motion by Marner, seconded by Goad "to approve the agenda as amended". Carried

3. Motion by Wilson, seconded by Stevens-Gountanis "to approve the September 23, 2009 minutes as amended". Carried.

4. Owner Comments. Two members addressed the board.

4a. Allan McMullen from Tri-Lakes Views, presented information regarding their Art Walls project Phase II. He solicited WIA to be a participant in displaying a sculpture to be selected with the responsibility of building a pedestal and insuring the art.

5. President's Report: McFadden requested a status report from the Nominating Committee. Walters reported that the League of Women Voters again would be assisting with the annual election.

6. Financial Report: Walters on behalf of Rollins asked if there were any questions on the August statements. Goad requested copies of the Engagement Letters from the CPA and the Auditors.

Walters discussed the costs of accepting payments by credit card. Motion by Marner, seconded by Goad, "to implement the acceptance of receivables by credit card without a service charge to residents subject to board review in the 2011 budget". Carried.

7. Public Safety Report: Goad reported the WPS is assisting with ACC inspections

8. ACC Report: Stevens-Gountanis reported that ACC is pursuing outstanding projects to completion. Last month, 3 sheds were approved. The minutes of future ACC meetings will be supplied to the board. Committee members will be asked to do final inspections.

9. Forestry : Walters moved, seconded by Goad, " to approve the attached resolution regarding the Firewise Committee, dated November 4, 2009. Moved by Stevens-Gountanis to table. Lacking a second, the motion failed. After discussion of the resolution, the motion carried.

10. Common Area Report: Motion by Marner, seconded by Goad, "to lease a Konica-Minalta copier for \$359.72 per month". Carried.

Motion by Marner ,seconded by Brendemuhl "to purchase a used Pop Corn Cart for \$1,017.04. Motion and vote conducted by e/mail. Carried.

Motion by Marner, seconded by Goad, "to authorize up to \$1,500 to the Events Committee for the "Ring in the Holidays" to be held December 6. from 2-5pm. Carried.

Fall Festival was a big success with an estimate of 400 in attendance. Motion by Marner, seconded by Goad, "to approve \$193.23 to the Events Committee to cover the over budget amount spent". This was due to having to purchase additional food due to the large turn out. Carried.

11. Removed from the agenda.

12. Installation and Data Transfer: Motion by McFadden, seconded by Goad, "to authorize up to \$950 for installation and data expenses in addition to that previously approved". Carried.

13. Walking Trail: Motion by Marner, seconded by Walters "to authorize up to \$20,000 for a 4,300 ft. trail and parking area in the Marsh common area". Carried.

14. ACC Fees: Motion by McFadden, seconded by Marner, "to eliminate all ACC related non-refundable filing fees for new construction, major modifications, to include ancillary buildings and additions, and miscellaneous projects, to include sheds or any modification, change, or improvement upon an owners lot.

Motion by McFadden, seconded by Goad, "to set the maximum refundable compliance fee to \$2,000 for new construction, to include landscaping, and \$250 maximum for any major modification.

Miscellaneous projects will require no compliance fee.

15. Web Site Redesign: There was discussion of three proposals for design of a new web site.

16. Future Meeting Dates: The dates for future meetings were set for; November 23, December 16, and January 20 all at 7:00pm.

17. Covenant Hearings: November 11, 2009.

18. New Covenant Letters: Motion by McFadden, seconded by Goad, "to approve the new letters as recommended by the Covenant Review Committee." Motion by Walters, seconded by Goad to amend the letters to include a citing of the rule section to identify the alleged violation ." Motion by Stevens-Gountanis to table the motion. Lacking a second the motion to table failed. Amendment Carried. Main motion Carried.

A recess was called at 8:55. The board convened at 9:00pm in Executive session. The board returned to general session at 9:50 p.m.

