

WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
Draft v.3-16-10

February 24, 2010

Executive Session commenced at 6:30 PM

WIA Board Members present: Maher, Hale, Wilson, Lambert (via cell), Oakley, Stevens-Gountanis (arrived at 6:40)

WIA Board Members absent: Rollins, McFadden, Goad

Executive Session adjourned at 6:52 PM

Board of Directors Meeting

1. Call to Order - Maher called the meeting to order at 7:00 PM

WIA Board Members present: Maher, Hale, Wilson, Oakley, Stevens-Gountanis, Lambert (via cell)

WIA Board Members absent: Rollins, McFadden, Goad

WIA Staff in attendance: Horton, Nielsen

2. Approval of Agenda - Added 3a to approve reorganization meeting of 1/27/10. Added 14a – NEPCO. Wilson moved to approve the amended agenda, Stevens-Gountanis seconded the motion. Motion passed by unanimous consent.
3. Approval of 1/20/10 Board Minutes -Walters, Secretary, was absent on 1/20/10. McFadden asked Marner to take the minutes, but as of 2/24/10, Marner has not submitted them to WIA.
- 3a. Approval of the 1/27/10 Reorganization Minutes - Wilson gave the audience a quick overview of the meeting. Hale moved to approve the minutes and Stevens-Gountanis seconded. Motion passed by unanimous consent.
4. Owner Comments - Vic Harshberger commented on the financial status of the Woodmoor Pines Golf & Country Club.

Brian Vickers reported on the Woodmoor Business Group. They have a meeting twice a month, one breakfast meeting the 3rd Monday of the month, and the 1st Monday of March, they are having a chili cook-off in the Barn at 6:30 p.m. Their purpose is to network among themselves. There is a website link to the Woodmoor Business Group on the Woodmoor website, www.woodmoor.org.

5. Presidents Report – Maher introduced 3 new BOD members; Jim Hale, Nick Oakley, and Paul Lambert. He said that he sent an email to the board announcing the Executive Session before the board meeting, and received one negative comment. Executive Sessions are planned to commence before the scheduled monthly meetings of the board.
6. Vice Presidents Report – Hale will be overseeing the staff and reviewing job descriptions. He will inform the Board if changes need to be made. He also plans to conduct strategic planning, and wants to have committees created. He is going to start a reference library in the WIA office & wants to utilize resources of the Community Associations Institute when available.
7. Treasurers Report – Oakley reported that about 10% of residents have utilized the credit card payments. He discussed saturation mailing versus bulk rate mailing.

Oakley submitted a motion that “WIA will mail our newsletter 6 times a year bulk rate.” Seconded by Jim Wilson. Motion passed by unanimous consent.
8. Covenants Report – Oakley reported there were 30 violations in January. An owner asked about the barking dog policy, Oakley said the committee is working on this item.
9. Public Safety Report – Nielsen reported that WPS officers are participating in a training exercise at Palmer Ridge High School, Operation Overload, June 15-18. Cost to WPS \$350, already budgeted. He also reported that he had submitted a grant request to Tri-Lakes Women’s Club to buy equipment.
10. Architectural Control Report – Stevens-Gountanis explained the telescope cover and sky pod unit which was approved at the last ACC meeting. She moved to “Add Jennifer Davis as a new member on the ACC”. Motion seconded by Hale. Motion passed by unanimous consent.
11. Forestry Report – Maher reported that 2 new forestry volunteers have been recruited and a date in May will be set for the 2010 Chipping Event. There is a tree removal project near Twin Ponds that was not completed in 2009. Three bids were accepted from Anderson Tree & Stump Removal, Treemasters and Goodman & Sons. Stevens-Gountanis made a motion “To accept the Treemasters bid”. Nick Oakley seconded the motion. The motion passed by unanimous consent.

12. Common Area Report – Hale reported that he will be coordinating with Arrowhead Trails to complete the Marsh Trail. Nielsen said he would like to talk with Hale about the parking lot at Toboggan Hill.

Old Business

13. Firewise/CWPP – Wilson

Motion – Wilson made a motion “to rescind the resolution approved November 4, 2009 that prohibited WIA from providing supplies, staff or acting as a depository for the Firewise committee”. Stevens-Gountanis seconded it. Motion passed by unanimous consent.

Motion – Wilson made a motion “to reaffirm the Board acceptance of the Community Wildfire Protection Plan (CWPP) at its November 14, 2006 meeting and to formally approve the CWPP as the guiding document for forest health, fire mitigation and stewardship for WIA”. Stevens-Gountanis seconded it. Motion passed by unanimous consent.

Motion – Wilson made a motion to approve the following members to the Firewise Committee:

Brookshire, Gary	Lessing, Eric	Murray, W. Lee
Nealon, William	Smith, Amy	Spelman, Tim
Streit-Carey, Carolyn	Taylor, Jim	Taylor, Marian
Woodman, Jim		

Stevens-Gountanis seconded the motion. Motion passed by unanimous consent.

14. Governing Documents – Wilson reported that Hindman Sanchez did a legal audit; reviewing 21 WIA documents. There is a need to reestablish the Legal Audit Committee. Maher moved “To reestablish the Legal Audit Committee and appoint Hans Post Chairman”. Seconded by Stevens-Gountanis. The motion passed by unanimous consent.

- 14a. NEPCO (North El Paso County Coalition of Community Organizations) is an organization that WIA would like to rejoin. Wilson moved ‘to renew a full membership in NEPCO’. Stevens-Gountanis seconded the motion. The motion passed by unanimous consent.

New Business

15. Money from Reserve for Office Computers Quantity 4 + 2007 Software + software for Matt's Existing Computer + Labor to setup computers, load new software, transfer existing files. – Oakley reported he is in the process of getting quotes. Ed Miller will advise on which quote to take for office computers.
16. New insurance – No report.
17. Approval of Executive Session Items – Wilson moved to 'ratify the termination of Jennifer Nickle'. Stevens seconded the motion. The motion passed by unanimous consent.
18. Hearing Attendance – March 10, 2010, attendees to be Stevens-Gountanis, Oakley, Wilson, Maher, and, if home, Lambert.

Stevens-Gountanis moved to adjourn the meeting at 8:20 PM, seconded by Wilson. The motion passed by unanimous consent.

Respectfully submitted,

Jim Wilson, Secretary

Date 03-24/10