WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
March 25, 2015

EXECUTIVE SESSION – 6:15pm – 6:45pm

There were two (2) legal, and (1) personnel matters discussed.

BOARD MEETING –

1. Call to Order – Hale called the meeting to order at 7:01pm.
   Board members present: Jim Hale (President); Erik Stensland (Vice-President); Peter Bille
   (Secretary); Per Suhr (Director of WPS); Mark Ponti (Director of Architectural); Alan Bassett
   (Director of Common Areas); and Rich Wretschko (Director of Covenants).

   Board members absent: Tom Schoemaker (Treasurer).

   Staff in Attendance: Matt Beseau (HOA COO/Manager); Kevin Nielsen (WPS Chief).

   Visitors present: total of (7) seven including Jackie Burhans of (Our Community News).

2. Approval of Agenda – Hale asked if there were any changes to the agenda. Hale said he
   had two (2) changes: add #16 (WIA Insurance Policy), and #17 Collections. There were no
   other changes to the agenda. Stensland then moved to approve the agenda, seconded by
   Suhr. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections
   necessary to the February 25, 2015 meeting minutes. There were no changes. A motion to
   approve the February 25, 2015 meeting minutes was then made by Wretschko, seconded by
   Suhr, and the motion carried unanimously.

4. Owners Comments. – Leon Tenney (previous Town of Monument Mayor) addressed the
   Board to ask for Woodmoor’s help in collecting information about the history of the Tri-Lakes
   area from WWII on, for the Tri-Lakes Historical Society. Hale said he would get the word out to
   WIA residents to see if they have any information to offer Mr. Tenney.

Reports

5. President’s Report – Hale informed the Board that at the last NEPCO Meeting there was a
   presentation on the Higby Property (south of Higby Road).

6. Vice-President’s Report – Stensland said that he is trying to schedule time to begin
   Covenants review.

7. HOA COO/Manager’s Monthly Report – Beseau reported on the following:

   * The April newsletter will be sent electronically (email blast) towards the end of April, and
     posted on the website. Articles are due by 4/15
* Researching feasibility of getting electronic copies of County Plot Maps and lot plans for Woodmoor vs. taking them off site for scanning
* YTD- 287 lot dues still not paid

8. **Treasurer’s Report** – Hale reported February financials for Schoemaker. He said projected expenses were $74,579.00 and actual were $74,579, so we are on target with our budget. Income is on par minus the lots that have not paid, but we are in good shape.

9. **Covenants Report** – Wretschko reported January covenants statistics of: 40 violations with and 21 HOA checks/lots that sold. The higher number of violation offenses were: nuisance (8); excess vehicles (4); vehicle off drive (6); and no ACC project approval (5).

The next Hearing Meeting will be held on March 11, 2015 at 6:15pm. Directors who volunteered to attend were: Stensland, Bille, Hale, Suhr, and Bassett.

10. **Public Safety Report** – Suhr reported on the following:

   - After much research a 2015 Jeep Cherokee will replace the 2011 Jeep. Delivery time is 90-120 days, and meets the reserve budget. Suhr requested to have a motion to approve the purchase. Discussion was held.

**Motion:**
A motion was made by Stensland to approve the purchase of the new vehicle for WPS, seconded by Wretschko, the motion passed unanimously.

   - After the last revision of the WPS database I believe everyone is very happy with it. It gives residents the information they were used to and still tracks the activities of WPS accurately.
   - We have been logging patrol checks for “Woodmoor Park” and “YMCA” as “Business customers” in our database. I would like to discontinue this as it looks like we are padding our stats by logging in this manner and they are part of Woodmoor and pay their assessment just like any other Woodmoor resident. We can review our GPS units and see when we’re in the area just like we can for any other street in Woodmoor. Discussion was held and the board agreed.
   - The patrol Commander at the El Paso County Sheriff’s Office has asked if we could let deputies use the WPS office to access the computer/phone for their follow-ups. Since Sheriff Elder took over in January we’ve seen a huge increase in the communication, cooperation, and presence of deputies and I think this is an excellent way to continue in building a stronger relationship with EPSO. Discussion was held and the Board agreed. It was mentioned about whether to continue using the Dragon Man shooting range or change to the new Magnum Shooting Range. Hale and Nielsen will visit the range and report.

11. **Architectural Control Report** – Ponti reported there were 11 projects in January. Ponti said 5 of these projects were approved in the office (1 disapproved) with 5 going to the ACC Committee for approval. He also said that 2 of these were new construction projects. Ponti said that WIA has already received 19% of it’s expected Architectural income for the year with submittal fees.

12. **Forestry Report** – Stensland reported there were 4 Firewise evaluations requested and performed in January. He said he would be holding a meeting soon with the Forestry group in the near future.
13. Common Area Report – Bassett reported on the following:
* Four (4) people signed up to volunteer for a new Ad Hoc Common Area Committee.
  Organizational plans for first meeting are ongoing for early this spring.
* Sound proofing foam injected/installed into walls of WIA Conference room 2/28/15.
* (2) honeycomb blackout blinds in The Barn were repaired with warranty covered replacement parts. Total repair costs: $44.00.
* Seals and Stripes performed crack repair on new parking lot. Cracks are due to natural expansion/contraction cycle. Crack Master Supreme DF (Direct Fire) Hot Pour to fill all asphalt cracks. Total repair costs: $250.25.

Old Business
None

New Business
14. Board Opening- Hale said that since he already covered this subject under the Presidents report, he wanted to discuss Community Events. There was discussion on the following ideas brought up: a pavilion, amenities, parking at Toboggan Hill and The Marsh Common Areas.

15. Jennifer Cunningham, Woodmoor resident, discussed idea for WIA to become involved with City of Monument Planning Board for projects which impact Woodmoor. Hale and BOD agreed and will meet with Ms Cunningham to discuss and present a plan to the BOD at a later time.

16. Lot 41WCC. Motion by Suhr to direct Attorney to proceed with filing a County Lawsuit to collect unpaid assessments and fines. Bille second; BOD approved (Stensland abstained).

17. Lot 87WL. Motion by Stensland to direct Attorney to send final letter demanding settlement for unpaid assessments. Ponte second. BOD approved.

Motion:
A motion was then made to adjourn by Hale, seconded by Stensland and the formal meeting adjourned @ 7:30 pm.

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Peter Bille, Secretary

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Date