WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
January 25, 2017

EXECUTIVE SESSION- 6:00 pm – 6:59 pm

There were two (2) legal matters discussed.

BOARD MEETING –

1. Call to Order- Stensland called the meeting to order at 7:02 pm.

Board members present: Erik Stensland (President), Peter Bille (Vice-President), Brian Bush (Treasurer), Jennifer Cunningham (Secretary/Director of Community Outreach), Mark Ponti (Director of Architectural Control), Per Suhr (Director of Public Safety), Rich Wretschko (Director of Common Areas), and Robert Benjamin (Director of Forestry).

Board members absent: Director of Covenants vacant.

Staff in Attendance: Kevin Nielsen (Chief of Public Safety), Denise Cagliaro (HOA Administrator), Amy Mast (Bookkeeping and Barn Rentals Administrator), and Bob Pearsall (Architectural Control Administrator).

Visitors present: Six (6), including one (1) OCN reporter.

2. Approval of Agenda- Suhr moved to approve the agenda, seconded by Wretschko. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Stensland asked if there were any changes or corrections necessary to the December 14 meeting minutes. There were none. A motion to approve the December 14, 2016 meeting minutes was made by Cunningham, seconded by Ponti. The motion carried unanimously.

4. Owners Comments– There were three (3) residents that wanted to address the Board about community safety. Stensland stated that their open discussion could be held at the end of the meeting.

Reports-

5. President’s Report- Stensland reported the following:
   • This will be Stensland’s last meeting as his 3-year term is ending.
   • He thanked the Board for their service and support.
   • He thanked the staff for all of their hard work.

6. Vice-President’s Report- Bille had nothing to report.

7. Secretary’s Report- Cunningham reported the following:
   • Our annual meeting will be held on Monday, Jan 30th, at 7pm with sign-in starting at 6:30 at Lewis-Palmer Middle School. If you have not voted, you can do so at the meeting. Board candidates will be there to introduce themselves and there will be light appetizers and door prizes.
• Ring.com has extended their special promotion code for Woodmoor and surrounding areas. This code will give you $25 off any doorbell or camera device, one year of free cloud storage, and a solar illumination security sign. This is a total savings of $105. The code is 3monument25 and expires on March 1, 2017.
• On Monday, February 13th at 6:30pm, the College Funding Coach will offer a free workshop to all parents in the local area entitled “little Known Secrets of Paying for College”. The purpose of this workshop is to help parents understand college costs and plan for the best ways to pay for them. It will be held in the Monument Academy cafeteria. Registration is required. This link has been posted on our Facebook page.
• The thrift shop previously known as Hangers to Hutches, which benefited Tri-Lakes Cares, is now under new ownership. Act II opened on January 7th and features all of the same great merchandise with proceeds now benefiting multiple organizations in the Tri-Lakes community. Their grand opening is scheduled for February 11th and 10am in the same location, 245 Jefferson Street.
• To stay up to date on meetings and events going on in the Tri-Lakes area, sign up for newsletters and also check out social media.
• The Town of Monument trustee Meetings are held the first and third Monday of the month at 6:30 pm in the town hall conference room.
• The Town of Monument Planning Commission meets the second Wednesday of the month at 6:30 pm in the town hall conference room.
• The YMCA/Young Life Teen Center is now open! Every Friday night from 7-11 pm. ALL teenagers are invited. Teens do not have to be a member of the Y or Young Life to attend and it’s FREE!
• All of these events and more are on the Community Events page on the WIA website.

8. Treasurer’s Report
Bush reported the following:
• The 2016 year end reports show that only 14 budget items were over budget but only by small margins.
• He asked the staff for an easy-to-read report reflecting the income/debit numbers.

9. HOA Admin Monthly Report
Cagliaro reported the following:
• The dues payments have started coming in.
• There are currently 5 accounts on payment plan and 2 more requested.
• We currently have about 750 unpaid accounts.
• The staff has been given the paperwork to move forward with setting up investment accounts.
• We have approximately 500 ballots/proxies received by the League of Women’s Voters.

10. Covenants
For the Director of Covenants, Cagliaro reported the following:
• In December there were 24 violation with the majority of the violations being “Barking Dog” or “No ACC approval for project”
• There were 21 HOA checks performed.
• Stensland reiterated that there is no open burning in Woodmoor.

11. Public Safety Report
Suhr reported the following:
• Chief Nielsen met with the District 38 administration in regards to a grant that they are seeking from “Safe Routes to Schools”.
• The district would like to make a walking path from Palmer Ridge High School to Lewis-Palmer Middle School, then to Lewis-Palmer Elementary School.
12. Architectural Control Report -
Ponti reported the following:
- In 2016 there were 609 projects submitted which is a record for WIA.
- 595 of those projects were approved in the office
- The approval rate is still 98%

13. Forestry Report -
Benjamin reported the following:
- In December there was 1 FireWise evaluation performed.
- There is no open burning allowed and embers cannot be tossed into your yard, especially not on pine needles or scrub oak leaves.

14. Common Area Report -
Wretschko reported the following:
- Contractor negotiations have started with regards to walking trails in the community.
- The construction of the new parking lot at Toboggan Hill will start in the spring.
- We will plant 12 new trees. Classes will be set up for residents to learn about planting trees. Also, a xeriscaping class will be held for residents.

Old Business-
15. There is no old business.

New Business-
Motion: To engage the WIA attorney in negotiations with La Plata, the developer of North Bay at Woodmoor. The motion to approve was made by Ponti, seconded by Wretschko. The motion carried unanimously.

Motion: Place a cap of $10,000 on the attorney’s fees before coming back to the Board if more funds are required. The motion to approve was made by Ponti, seconded by Bille. The motion carried unanimously.

Resident, Laura Curtin, expressed concern about trees, noxious weeds, wild animals, and satellite dishes. Stensland advised the resident to contact the office and WPS with safety issues or concerns and also directed her to the website to submit violations.

Bille presented outgoing Board members, Erik Stensland and Mark Ponti, with Certificates of Appreciation for their service as Board members.

Motion: Benjamin made the motion to adjourn, seconded by Wretschko. The meeting was adjourned at 7:56pm.

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Jennifer Cunningham, Secretary

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Date