WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
February 22, 2017

EXECUTIVE SESSION- 6:00pm – 6:57pm

There were four (4) legal matters discussed.

BOARD MEETING –

1. Call to Order- Bille called the meeting to order at 7:01 pm.

Board members present: Peter Bille (President), Brian Bush (Vice-President), Jennifer Cunningham (Secretary/Director of Community Outreach), Per Suhr (Director of Covenants), Rich Wretschko (Director of Common Areas), Brad Gleason (Director of Public Safety), and Lee Hanson (Treasurer) by phone.

Board members absent: Robert Benjamin (Director of Architectural Control), and the Director of Forestry vacant.

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

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

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

3. Approval of Prior Meeting Minutes- A motion to approve the January 25, 2017 Board meeting minutes and the February 1, 2017 reorganization meeting minutes was made by Cunningham, seconded by Suhr. The motion carried unanimously.

4. Candidates for Director of Forestry- 4 of the 5 candidates had a chance to speak to the Board and attending residents.

5. Owners Comments— None

Reports-

6. President’s Report.-

Bille reported the following:
• Mountain View Electric will be patrolling the area and taking measurements. They will be in uniform and have proper identification. If any residents have concerns they can call WPS or Mountain View.

7. Vice-President’s Report.-

Bush had nothing to report.

8. Secretary’s Report.-

Cunningham reported the following:
• Lions International is accepting donations of gently used or new stuffed animals for their Colorado Lions camp, servicing special needs individuals ages eight to adult. You can drop off donations to
the Monument and Palmer Lake libraries, Coffee Cup Café, and the chamber. Pick up is also available by contacting TILLEOCLUB@gmail.com.

- Pikes Peak Community College’s summer teen program is for incoming 7th-9th graders with fun hands-on exploration of cool careers such as 2D animation, 3D printing, music, small business, robotics, criminal justice, graphic design, zoo keeping, video animation, and more. Registration begins February 26th. Discount if registered by April 2nd. Visit www.ppcc.edu/workforce-development/teen-college for more information.

- The next Monument Academy Parent Education Night will be March 20th from 6:30-8:30pm. The topic is Mindful Parenting: Simple, practical ways for parents to destress and find calm instead of chaos. This event is free and open to the public but registration is required. The link will be posted on our FaceBook page.

- Tri-Lakes Women’s Club is holding their 41st annual Pine Forest Spring Show and Sale on May 6th and 7th at Lewis-Palmer High School. Browse antiques, home décor, garden exhibits, and get you fill of the “best bake sale” this side of the Rockies. The entry fee is $6 with the proceeds benefitting non-profit service and educational organizations in the Tri-Lakes area.

- Stamp Out Hunger is coming May 13th. This is a national annual event where postal workers collect non-perishable food at your mailbox. Just set out your donations well before your letter carrier’s normal pickup time. Food collected will go to Tri-Lakes Cares. Please no glass or perishable items. No special bags are needed.

- 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!

- 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.

- All of these events and more are on the Community Events page on the WIA website.

9. Treasurer’s Report-
   For Hanson, Bush reported the following:
   - So far we are running below budget.
   - 90% of our accounts are paid.

10. HOA Admin Monthly Report-
    Cagliaro reported the following:
    - Any Board member that wants to have an article in the March newsletter needs to have their article to the staff as soon as possible.
    - The “Wildlife Reporting” form has been added to our website under the Public Safety tab.

11. Covenants-
    Suhr reported the following:
    - In January there were 35 violations issued.
    - The three main violations we issue are: 1) Exterior Maintenance Required, 2) No ACC approval for project, and 3) Off Drive Parking.

Attendees for the March 8th Covenant Hearings will be: Gleason, Bush, Wretschko, Cunningham, and Bille.

12. Public Safety Report-
Gleason reported the following:
- There were two (2) complaints of drone use last month. Unfortunately, there isn’t much WPS can do about drone use as they are not illegal.
- WPS officers will be taking CPR training in March.
- There have been three (3) “diversion robberies” in Woodmoor in the last three (3) months.

13. Architectural Control Report-
   For Benjamin (absent), Bush reported the following:
   - 30 projects were submitted in January with only 8 going to the committee.
   - The approval rate is 100% for the year.

14. Forestry Report-
   For the Director of Forestry (vacant), Cagliaro reported the following:
   - There were 8 forestry evaluations performed in January.

15. Common Area Report-
   Wretschko reported the following:
   - We are starting to get bids for the common area mowing and spraying.
   - The Toboggan Hill parking lot project will start up again on March 13th, weather dependent.
   - A 5-Year Common Area Improvement Plan to include park benches, walking and hiking trails, and play equipment has been submitted to the Board for review.

Old Business-
None

New Business-
16. Approve Secretary Job description.

Motion: Bush made to motion to amend the job description of the Secretary per the By-laws to read as follows:
The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; approve and sign copies of the minutes for record; serve notice of meetings of the Board and of the members; organize and officiate annual elections along with certification of results; serve as community relations liaison between the Board and the community utilizing social media, community organizations, and news outlets; for as long as the WIA is a member of the Northern El Paso County Coalition of Community Organizations (NEPCO); serve as or appoint an individual from the community as said representative; and shall perform such other duties as required by the Board. The Secretary is authorized to co-sign on checks.
The motion was seconded by Suhr. The motion carried unanimously.

Bush made the motion to adjourn, seconded by Gleason. The meeting was adjourned at 7:37 pm.

_________________________________
Jennifer Cunningham, Secretary

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Date