EXECUTIVE SESSION - 6:00pm – 6:58pm

There was one (1) legal matter and one (1) personnel matter discussed.

BOARD MEETING –

1. Call to Order - Bille called the meeting to order at 7:02pm.
Board members present: Peter Bille (President), Brian Bush (Vice-President), Lee Hanson (Treasurer), Jennifer Cunningham (Secretary/Director of Community Outreach), Per Suhr (Director of Covenants), Ed Miller (Director of Forestry), and Rich Wretschko (Director of Common Areas).

Board members absent: Robert Benjamin (Director of Architectural Control) and Brad Gleason (Director of Public Safety).

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

Visitors present: Five (5), including 1 (one) OCN reporter.

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

3. Announce Director of Forestry - Bille announced that Ed Miller has been selected to fill the vacant Forestry Director position. Bille also thanked the other applicants.

4. Approval of Prior Meeting Minutes - Bille asked if there were any changes or corrections necessary to the February 22, 2017 meeting minutes. There were none. A motion to approve the February 22, 2017 meeting minutes was made by Wretschko, seconded by Suhr. The motion carried unanimously.

5. Owner Comments - A resident addressed the Board regarding the Walters property.

Reports

6. President’s Report -
Bille reported the following:
- The March newsletter was posted on the website.
- Winter is not over and we will be getting more snow.

7. Vice-President’s Report -
Bush reported the following:
- We currently have 245 unpaid accounts.
- Delinquent account letters were sent out and the staff has had a successful response.

8. Secretary/Director of Community Outreach:
Cunningham reported the following:
- The National Great American Cleanup is set for April 22nd. Monument will have three locations for staging. Visit GACPPP.com for more information and to register.
- Historic Downtown Monument has been nominated for the second annual America’s Main Streets contest, which helps citizens reward a deserving Main Street with $25,000 in cash and sponsor-related prizes. You can vote once every 24 hours and the contest runs through June 5th. You can find the link to vote on our Facebook page.
- There is a potential significant weather event predicted for tomorrow night into Friday morning. Just a reminder that roads within Woodmoor are maintained by El Paso County in a priority order. If you are curious about your road’s priority, visit www.woodmoor.org, click on Public Safety, and scroll to the bottom of the page for county information.
• 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 TLLeoClub@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 began February 26th. Discounts given if registered by April 2nd. Visit https://ppcc.edu/workforce-development/teen-college for more information.

• 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 benefiting 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-
Hanson reported the following:
• Our current financial standing is very solid.

10. HOA Administrator’s Report-
Cagliaro reported the following:
• The newsletter was put on the website on March 7th. An email blast was sent and we received two responses saying they really liked the newsletter.
• Letters were sent with the past due invoices asking residents to pay their dues. To date, we have received approximately 25 payments out of the almost 300 notices mailed out.
• Liens may be filed within the next 30 to 45 days, which will add an additional $75 fee to unpaid accounts.
• WIA was contacted by El Paso County on the expansion of HWY-105.

11. Director of Covenant’s Report-
Suhr reported the following:
• There were 49 violations in February.
• The top violation was “Trailer on property in excess of 72 hours”.

Attendee’s for the April 12th Covenant Hearing’s will be: Wretschko, Miller, Suhr, and Cunningham.

12. Director of Public Safety’s Report-
For Gleason (absent), Nielsen reported the following:
• All of the officers completed CPR training.
• El Paso County has issued a Stage 1 Fire Ban.
• District 38 will be on Spring Break next week so be on the lookout for children outside during the day.

13. Director of Architectural Control’s Report-
For Benjamin (absent), Pearsall reported the following:
• There were 30 project applications submitted in February.
• 22 of those were approved in the office and 8 went to the committee for approval.
• There are currently 9 new homes at the Dunes in some stage of construction.
• Projects submissions are up 33% from last year at this time.

14. Director of Forestry’s Report -
   Miller reported the following:
   • We are currently working on organizing this year’s slash days.
   • There were 5 lot evaluations performed in February.
   • There is no burning of any kind allowed in Woodmoor.

15. Director of Common Areas’ Report -
   Wretschko reported the following:
   • The common area mowing budget has been approved.
   • The landscaping around the office have been contracted and it is the same as 2016.
   • Dredging of Hidden Pond will begin on March 23, 2017. Pearsall was able to save $11,000 on this project.
   • There is a tree on the Hidden Pond common area that is infected with Mountain Pine Beetle (MPB). It is marked and scheduled to be removed next week. Residents are encouraged to go and look at the tree to see the affects of MPB so they can be aware if one of the trees on their own lot is infected. WIA will be taking photos and samples of the tree as well.

Old Business -

None

New Business -

16. Director of Forestry Authority -
   Motion - Motion to delegate to the Director of Forestry the authority to review and approve all tree requests and FireWise lot evaluations as they pertain to project application packets, without prior approval or consultation with the Architectural Control Committee for calendar year 2017. Authority of the ACC to approve clearing trees is found in Article V, Section 8 of the Declarations of Protective Covenants.

   The motion to approve Director of Forestry authority was made by Bush, seconded by Suhr. The motion carried unanimously.

17. Approve Reserve item expenditures -

A. Hidden Pond dredging.
   Motion - To spend $6,000 from Reserves to clean the cattails out of Hidden Pond, clean out the culverts, lay down rock in front of culverts, and install seed blankets.

   The motion was made by Wretschko, seconded by Miller. The motion carried unanimously.

B. New conference room chairs.
   Motion - To purchase 12 new conference room chairs, not to exceed $3,000 and attempt to sell the old chairs on Craigslist to put funds back into Reserves.

   The motion was made by Bush, seconded by Miller. The motion carried unanimously.

Miller made the motion to adjourn, seconded by Bush. The meeting was adjourned at 7:39pm.

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Jennifer Cunningham, Secretary

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Date