WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
April 26, 2017

EXECUTIVE SESSION- 6:00pm – 6:55pm

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 7:01pm.
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), Rich Wretschko (Director of Common Areas), Robert Benjamin (Director of Architectural Control), and Brad Gleason (Director of Public Safety).

Board members absent:

Staff in attendance: Kevin Nielsen (Chief of Public Safety), Denise Cagliaro (HOA Administrator), and Amy Mast (Bookkeeping and Barn Rentals Administrator).

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

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

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

4. Owner Comments: A resident addressed the Board regarding home based businesses.

Reports

5. President’s Report: Bille reported the following:
   - The May BOD meeting has been moved to Thursday the 25th.

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

7. Secretary/Director of Community Outreach: Cunningham reported the following:
   - April 27th is the second public meeting on the status of I-25 between Monument and south Denver. The meeting will be at 21C from 5-7pm.
   - Enjoy an evening of food, comedy, and a silent auction at Maguireville. Proceeds from the event will support the Tri-Lakes Y on May 6th from 6-9pm. Tickets are $50 per person and only 100 tickets are available. The link to purchase tickets is on our Facebook page.
   - Palmer Lake’s second annual Glow Run is May 13th with proceeds benefiting Palmer Lake Fireworks. The link to register is on our Facebook page.
• Concerts in the Park begin June 8th. Eight bands are scheduled to play every Wednesday night from 7-9pm during the months of June and July. Bring a chair to Limbach Park and enjoy a food truck dinner.
• 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.

8. Treasurer’s Report:
   Hanson reported the following:
   • We have collected 97% of the 2017 Assessments.
   • Our reserves are well funded.

9. HOA Administrator’s Report:
   Cagliaro reported the following:
   • The next newsletter will be put out on June 1st. Articles are due by May 26th.
   • The new conference room chairs were received.
   • The 2016 audit will be taking place the week of May 22nd.
   • The May BOD meeting will be taking place on Thursday the 25th.

10. Director of Covenant’s Report:
   Suhr reported the following:
   • There were 65 violations in March.
   • There were 36 HOA inspections performed.

Attendee’s for the May 10th Covenant Hearing’s will be: Wretschko, Miller, Hanson, Gleason, Bush, Suhr, and Cunningham.

11. Director of Public Safety’s Report:
   Gleason reported the following:
   • The Monument area has seen a crime spree lately with 17 CTA’s, 5 stolen vehicles, and numerous burglaries.
   • Remember to keep your vehicles locked and garage doors closed. These have been crimes of opportunity.
   • There was a fire at the Twin Ponds common area and approximately a 40’ x 40’ area was burned.
   • To deter mail thefts be sure to remove mail from the receptacle as soon as possible after delivery. Also, never put outgoing mail in the mailbox. It is best to take it directly to the post office.

12. Director of Architectural Control’s Report:
Benjamin reported the following:
- There were 64 project applications submitted in March.
- 51 of those were approved in the office and 13 went to the committee for approval.
- The approval rate is 100% so far this year for projects.

13. Director of Forestry’s Report-
Miller reported the following:
- There were 5 lot evaluations performed in March.
- The slash days have been chosen. They will be June 3rd and August 5th.
- The paperwork for the 2018 Grant will be submitted by May 18th.

14. Director of Common Areas’ Report-
Wretschko reported the following:
- The sprinklers have been prepped for spring and will be turned on after Mother’s Day.
- The fountains in front of the Barn and at the main entrance will be turned on by May 15th.
- Dredging of Hidden Pond will begin on May 1st along with construction of the Toboggan Hill parking area.
- There is a Boy Scout Troop that will be doing some mitigation on the Twin Ponds common area.

Old Business-

Motion: To amend the prior months approval of the purchase of new conference room chairs to include tax and shipping for a total of $3439.46.

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

New Business-
None.

Miller made the motion to adjourn, seconded by Suhr. The meeting was adjourned at 7:33pm.

Jennifer Cunningham, Secretary

Date