WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
May 25, 2016

EXECUTIVE SESSION – 6:00 pm – 7:00 pm

There was one (1) legal matter 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); Jennifer Cunningham (Secretary/Director of Community Outreach); Brian Bush (Treasurer); Mark Ponti (Director of Architectural Control); Rich Wretschko (Director of Common Areas); Per Suhr (Director of WPS); Alan Bassett (Director of Covenants); and Robert Benjamin (Director of Forestry).

Board members absent: None.

Staff in Attendance: Denise Cagliaro (HOA Administrator) and Bob Pearsall (ACC/Common Areas Administrator).

Staff members absent: Kevin Nielsen (Chief of Public Safety) and Amy Mast (Bookkeeping and Barn Rentals Administrator) absent. Excused.

Visitors present: 10 guests, including the reporter for the OCN.

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

3. Approval of Prior Meeting Minutes – Stensland asked if there were any changes or corrections necessary to the April 27, 2016 meeting minutes. There were no changes. A motion to approve the April 27, 2016 meeting minutes was made by Cunningham, seconded by Bille. The motion carried unanimously.

4. Presentation to Eagle Scouts – Lyle Larson- Benches at Toboggan Hill and Wild Duck Pond. Callum Lyons- Picnic tables and BBQ pit at The Pavilion at The Barn.

5. Owners Comments: 1.) Tri-Lakes Land Use Committee member, Donna Wood (Chair for Parks, Open Spaces, and Trails), would like to see a trail from Toboggan Hill to the library. 2.) Mike & Lynn Welch appealed Board decision of removal of 20x20 powder-coated steel fence/dog kennel on grounds of Woodmoor being a FireWise community. Board will mail a letter of decision within 7-10 days.

Reports

6. President’s Report
   Stensland had nothing to report.

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

8. Secretary/Community Outreach
   Cunningham reported the following:
   • Toboggan Hill website survey had 321 responses. With 77.3% somewhat or strongly agreeing to improvements.
   • May 7th edition of OCN contained cut out of important WIA and county phone numbers. Can also be found online.
• Monday, May 30th, the town of Monument will be holding a Memorial Day ceremony at 10 am at the Monument Cemetery, 800 8th St.
• The Monument Art Hop has begun. Every third Thursday of the month, through September, participating businesses will have special presentations and promotions. Maps of participants can be found on WIA website.
• Annual Kids Fishing Derby is scheduled for Saturday, June 4th at Palmer Lake from 8 am until noon.
• Summer Movie Nights begin next month at the Monument Marketplace Watchtower with activities beginning at 7pm. See WIA website for full details and movie listings.
• Concerts in the Park begin in June from 7pm to 9pm at Limbach Park. See WIA website for details and list of performers.
• All community events are not listed on the WIA website.

9. Treasurer’s Report
Bush reported the following:
• Accountant is doing record review and 990 Tax Form prep.
• Met with Integrity Bank and the fees assessed are reasonable.
• 113 unpaid assessments as of May 25, 2016.
• WIA is under budget to date.

10. HOA Admin Monthly Report
Cagliaro reported the following:
• Accountant is in the WIA office performing the review of the records and is preparing the complete the annual 990 Tax Form.
• The newsletter will be going out next week, submit articles no later than May 31st.
• WPS Officer Justin Gates is back to work on light-duty status. He is helping the admin office scanning lot files until he can return to full duty. At that point, Amy Mast will take over the scanning duties or we will have some volunteers working to complete the task.
• There will be 3 (three) 64-gallon bins delivered on May 31st for shredding. Money for this was set aside in the previous year’s budget.

11. Covenants
Bassett reported the following:
• 56 violations assessed and 28 HOA checks performed in April.
• Attendees for the June 8th hearing will be: Bush, Suhr, Stensland, Wretchko, Billie, and Bassett.

12. Public Safety Report:
Suhr reported the following:
• 2012 Jeep Liberty sold for $9,500.
• WPS reminds residents to be checking the ATM’s and gas pumps for credit card reader tampering.
• WPS is continuing to monitor the mail thefts.
• There have been multiple reports of bears in the area.

13. Architectural Control Report:
Ponti reported the following:
• There were 56 project submissions in April with 53 approved in the WIA office.
• 97.7% project approval rating.
• Michael Ehrlich attended ACC meetings on April 12th and 26th and May 10th as required for membership to the ACC. The Committee voted 5-0 to admit.

PONTI made the motion to approve Mr. Ehrlich as an ACC member. Cunningham seconded. Motion passed unanimously.

14. Forestry Report:
Benjamin reported on the following:
• Volunteers performed eight (8) forestry evaluations in April.
• There will be a chipping day on June 4th at Lewis-Palmer Middle School from 9am to 4pm.

15. Common Area Report
Wretschko reported the following:
• The front doors to the Barn are scheduled for final measurements on June 4th. Expected installation is July.
• Flowers were installed at the Barn/Offices/Pavilion on May 23rd.
• Windsor wall bricks added to landscaping around the Pavilion the week of May 16th.
• Sprinkler system was de-winterized and started up the week of May 10th.
• Water fountains de-winterized and turned on the week of May 23rd.
• Interior and exterior window cleaning performed at The Barn and Offices on May 25th.
• An estimate was obtained for the replacement of the glass portion of the table that was broken last fall. Replacements glass is $400. More cost effective to purchase a new table than replace the glass.
• Sprinkler system replacement/repair proposal is being presented to BOD at May monthly meeting (Reserve Study item).
• Common area mowing bid finalized. Scheduled to begin the week of June 6th (weather permitting).
• Noxious weed spraying bid finalized. Spraying scheduled to begin the week of May 30th.
• Mitigation of Common Area bids are being finalized. Mitigation to begin the week of July 5th.
• Eagle Scout project to assemble and install new picnic tables and BBQ pit at the Pavilion was completed the week of May 16th.
• New Eagle Scout, Michael Allen, will repair and repaint signs in the various Common Areas, as required. Meetings scheduled in June to discuss project details.

Old Business
16. Toboggan Hill Parking Lot: Wretschko motioned to look at options for expansion of the parking area with possible landscaping options and discuss with El Paso County about making a donation to the project. Suhr seconded. The motion passed unanimously.

Cunningham asked for a progress report on the ordering of the new Common Area and Fishing Rules signs. Caglaro and Pearsall are working on getting signs ordered.

New Business
17. Wretschko made the motion for approval of expenditures from the Reserves for a sprinkler system upgrade costing $6,500.00. Suhr seconded. The motion passed unanimously.
18. Updates to The Barn rental policy. Stensland approved the non-resident rental rate of $50 per hour and the resident rental rate of $20 per hour. Residents will receive four (4) free hours per six (6) months. Billie seconded the approval. The approval passed unanimously.
19. Bush announced his seat on the Woodmoor Water and Sanitation District Board. WW&SD will be working on eliminating odor in the water and questions arose about the possibility of using non-motorized boats on Lake Woodmoor.

Suhr made the motion to adjourn, seconded by Wretschko. The meeting adjourned at 7:49 pm.

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Jennifer Cunningham, Secretary

Date