WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
May 25, 2017

EXECUTIVE SESSION - 6:00pm – 6:58pm

There was one (1) legal matter discussed.

BOARD MEETING –

1. Call to Order. Bille called the meeting to order at 7:04pm.
   Board members present: Peter Bille (President), Brian Bush (Vice-President), Per Suhr (Director of Covenants), Ed Miller (Director of Forestry), Rich Wretschko (Director of Common Areas), and Robert Benjamin (Director of Architectural Control).
   Board members absent: Brad Gleason (Director of Public Safety), Lee Hanson (Treasurer), and Jennifer Cunningham (Secretary/Director of Community Outreach).
   Staff in attendance: Kevin Nielsen (Chief of Public Safety), Denise Cagliaro (HOA Administrator), and Amy Mast (Bookkeeping and Barn Rentals Administrator).
   Visitors present: Nine (9), including 1 (one) OCN reporter.

2. Approval of Agenda. Bille asked if there were any changes or additions to the agenda, and there were none. Miller moved to approve the agenda, seconded by Bush. The motion carried unanimously.

3. Approval of Prior Meeting Minutes. Bille asked if there were any changes or corrections necessary to the April 26, 2017 meeting minutes. There were none. A motion to approve the April 26, 2017 meeting minutes was made by Bush, seconded by Benjamin. The motion carried unanimously.


5. Owner Comments. A resident addressed the Board regarding firewood piles.

Reports

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

7. Vice-President’s Report. Bush reported the following:
   ● We have had a chance to take a look at the slash and chipping day programs and have decided to waive the fee this year to encourage good FireWise habits within the community.

8. Secretary/Director of Community Outreach. For Cunningham, Cagliaro reported the following:
   ● Memorial Day ceremony at Monument Cemetery, Monday, 10am.
   ● All American Day of Fun for Everyone, Palmer Lake, June 3, 11am – 3pm. Bands, vendors, food, and fun for the kids. A fundraiser for Palmer Lake fireworks.
• Concerts in the Park begin Wednesday, June 7th. Bring a chair or blanket to Limbach Park and enjoy a food truck dinner.
• Summer Movie Night Series begins June 9th. Movies will be Friday nights at the Clock Tower in the Monument Marketplace. Activities begin at 7pm and movies will begin at dark. A list of the movies will be on our Facebook page.
• The Palmer Lake July 4th Fun Run is a fast 4-miles run/walk on the gorgeous Santa Fe Trail. The run begins in Palmer Lake and ends in Monument in time for the Parade. All proceeds go to Palmer Lake Elementary School and will help update the library. More information can be found at www.july4funrun.com.
• The Monument Art Hop has begun. Be sure to visit downtown every third Thursday of the month from 5-8pm for special sales and guest presentations.
• 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:
• The number of unpaid accounts is down from this time last year.
• Our financial health is very good.

10. HOA Administrator’s Report
Cagliaro reported the following:
• The next newsletter will be put out by June 2nd. Articles are due by May 30th.
• The accountant was here this week performing the audit of the 2016 financials. She will then prepare the 990 Form for the Board to review prior to filing with the IRS.

11. Director of Covenant’s Report
Suhr reported the following:
• There were 65 violations in April.
• There were 24 HOA inspections performed.

Attendee’s for the June 14th hearings: Wretschko, Suhr, Bush, Benjamin, and Bille.

12. Director of Public Safety’s Report
For Gleason, Nielsen reported the following:
• There is a 5K run that will have some of the roads in Woodmoor closed for a few hours on June 17th. The event was signed off on by El Paso County and the Sheriff’s Office. The Sheriff’s Office will be providing traffic control at key intersections.
• Last weekend we had a possible mail theft. A resident reported seeing a vehicle pull up to a mailbox, looked in the mailbox, and drove away. This time of the year they are looking for gift cards, cash, and checks.
• Please call WPS immediately if you see any suspicious activity.
• WPS has had a few reports of bears in the north Woodmoor area.
• Kids are out of school so remember to watch for pedestrians and bicyclists.

13. Director of Architectural Control’s Report
Benjamin reported the following:
There were 61 project applications submitted in April.
47 of those were approved in the office and 14 went to the committee for approval with all but one project being approved.
The approval rate is 99.5% so far this year for projects.

14. Director of Forestry’s Report:
Miller reported the following:
- There were 6 lot evaluations performed in April.
- The slash days will be June 3rd and August 5th and free to Woodmoor residents.

15. Director of Common Areas’ Report:
Wretschko reported the following:
- The Toboggan Hill parking lot has been paved and striped. There are 22 parking spots including one handicap spot.
- A common area improvement survey will be on the website to try to get a feel for what and where the community would like to see improvements.

Old Business-

New Business-
16. Rules Update:
Motion: Bush made a motion to amend the Rules and Regulations (see attached), seconded by Suhr. The motion carried unanimously.

Benjamin made the motion to adjourn, seconded by Bush. The meeting was adjourned at 8:47pm.

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Jennifer Cunningham, Secretary

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Date