WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
June 22, 2016

EXECUTIVE SESSION- 6:00 pm – 7:00 pm

There was one (1) personnel matter and two (2) legal matters discussed.

BOARD MEETING-

1. Call to Order: Bille called the meeting to order at 7:01 pm
   Board members present: Peter Bille (Vice-President), Brian Bush (Treasurer), Mark Ponti (Director of Architectural Control), Rich Wretschko (Director of Common Areas), Per Suhr (Director of Public Safety), Alan Bassett (Director of Covenants), and Robert Benjamin (Director of Forestry).

   Board members Absent: Erik Stensland (President) and Jennifer Cunningham (Secretary and Director of Community Outreach). Excused.

   Staff in Attendance: Kevin Nielsen (Chief of Public Safety), Denise Cagliaro (HOA Administrator), Bob Pearsall (ACC/Common Areas Administrator), and Amy Mast (Bookkeeping and Barn Rentals Administrator).

   Visitors: 4 guests, including the reporter for the OCN.

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

3. Approval of Prior Meeting Minutes- Suhr made the motion to approve the May 25, 2016 meeting minutes, seconded by Ponti. The motion carried unanimously.

4. Owners Comments- None

Reports

5. President’s Report-
   Stensland absent. Nothing to report.

6. Vice-President’s Report-
   Bille reported the following:
   • The Country Club at Woodmoor is doing some surveying. Residents are receiving letters regarding any fencing issues.

7. Secretary/Community Outreach Report-
   Bille reported the following:
   • Stay in touch with the community with the Newsletter, Facebook, and other social media outlets.
   • Twin Pond and Wild Duck Pond have been stocked with fish.
   • Sign up for email alerts from WIA to keep in touch with the community.
8. Treasurer’s Report-
   Bush reported the following:
   • The last audit/review was favorable.
   • 990 tax form was prepared.
   • Running comfortably under budget.
   • Making good progress on collecting the remaining outstanding assessment payments.

9. HOA Admin Monthly Report-
   Cagliaro reported the following:
   • The new desk in the front office is working great and looks great.
   • The Fishing Rules signs have been ordered and will be in place in the next couple of weeks.
   • Three (3) shred bins were ordered and are quickly being filled as we continue to digitize our records.
   • We are making good progress with the scanning.

10. Covenants Report-
    Bassett reported the following
    • There were 24 violations in May which is down from last year.
    • Attendees for the July 13th hearings will be: Suhr, Wretschko, Ponti, Bush, and Bille.

11. Public Safety Report-
    Suhr reported the following:
    • Twin, Wild Duck, Winding Meadow, Greg’s, and Hidden Ponds have been treated for mosquito larva with Altosid Larvacide.
    • 2 cases of Criminal Trespass Auto reported. Miscellaneous items taken.
    • 5 cases of Criminal Mischief (vandalism) including vandalism at the Country Club at Woodmoor.
    • Vandalism is a little lower than average.

12. Architectural Control Report-
    Ponti reported the following:
    • There were 62 projects approved in May. With a 100% approval rate.
    • The approval rate has increased to 98% year-to-date.

13. Forestry Report-
    Benjamin reported the following:
    • There were 22 forestry evaluations performed in May.
    • The trees at The Point have been marked for MPB or if they are dead for removal.
    • Next Chipping Day event is July 9th.
    • Received very positive feedback about the new contractor used for the June 4th Chipping Day.
    • WPS Chief Nielsen wanted to thank District 38 for the use of their property. It made the traffic flow more smooth and kept cars off of the street.

14. Common Area Report-
    Wretschko reported the following:
    • The sprinkler install and upgrade at the Barn will be completed on 6/23/16.
    • The glass table at the Barn was replaced.
    • The Pavilion at the Barn will be having the electrical work done the week of July 4th.
    • Installation of the new Barn doors will take place in August.
    • Toboggan Hill is being mowed.
The common areas have been sprayed for noxious weeds.
Cagliaro and Pearsall met with Woodmoor Water & Sanitation about options for the new water line at the Barn.
A Girl Scout project of planting Milk Weed seeds around the common area signs took place the second week of June.

Old Business

15. Sprinkler System Upgrade.
   Clarified bid for sprinkler system approval was to be $6,900.00, not $6,500.00 as reported in May.

New Business

1. Proposal to replace water line.
   • Option #3 is the best option.
   • La Plata has given WIA ingress/egress for the water line.
   • Return on investment is 6 to 8 years.
   • Estimated cost is $22,000 to $28,000.
   Vote to move forward with Option #3 was made by Suhr, seconded by Bush. The motion passed unanimously.

2. WPS Chief Nielsen reminded everyone that fireworks of any kind are prohibited in Woodmoor. There are banners throughout the community to remind residents.

3. The OCN reporter spoke about an initiative for the state to keep surplus tax money within the state and put it towards education, transportation, and senior services and mental health services. Petitions will be available for signing at the 4th of July Parade and at the Farmers Market.

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

Jennifer Cunningham, Secretary

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Date