WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
June 28, 2017

EXECUTIVE SESSION- 6:00pm – 6:55pm

There was one (1) legal matter discussed.

BOARD MEETING –

1. Call to Order- Bille called the meeting to order at 7pm.

Board members present: Peter Bille (President), Jennifer Cunningham (Secretary/Director of Community Outreach), 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 Brian Bush (Vice-President).

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

Visitors present: Thirteen (13), including 1 (one) OCN reporter.

2. Approval of Agenda- Bille asked if there were any changes to the agenda. There were none. Suhr moved to approve the agenda, seconded by Wretschko. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bille asked if there were any changes or corrections necessary to the May 25, 2017 meeting minutes. There were none. A motion to approve the May 25, 2017 meeting minutes was made by Cunningham, seconded by Miller. The motion carried unanimously.

4. Owner Comments- A resident addressed the Board about speeding concerns within the community. A Deputy from the El Paso County Sheriff’s Office, Deputy Myers, addressed the residents and Board about what the County is doing. Another resident addressed the Board about development of the Beach property.

Reports

5. President’s Report-

Bille had nothing to report.

6. Vice-President’s Report-

For Bush, Bille reported the following:
• We have 87 unpaid accounts as of June 28th.

7. Secretary/Director of Community Outreach:

For Cunningham, Cagliaro reported the following:
• The next concert in the Park will be on Wednesday, July 12th. Bring a chair or blanket to Limbach Park and enjoy a food truck dinner.
• Summer Movie Night Series begins June 30th. 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-mile 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 4th of July parade begins at 10am. After the parade there will be a beer garden in Limbach Park, live music at the band shell and Bliss Studios, and fireworks at Palmer Lake. Pre-events start at 7pm and fireworks at dark.

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.

In the arena of Land Use and Transportation:
- A large Pilot Truck Center is planned for the southeast corner of I-25 and Baptist Road. Construction beginning most likely in late fall.
- HWY 105 will begin construction in early 2018
- Monument Hill Road will start mid 2018
- The Powers/I-25 connection will potentially start late this year or early next year
- EPC Public Works will have open house event prior to construction start dates

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 -
For Hanson, Cagliaro reported the following:
- The number of unpaid accounts is down from this time last year.
- Our financial health is very good.

9. HOA Administrator’s Report -
Cagliaro reported the following:
- The Common Area Survey has been completed. Results will be posted on the website once we have had a chance to go through the comments.
- We have an Eagle Scout that will be installing picnic tables and benches within the next few weeks.
- The scanning project is moving along.
- We currently have 87 unpaid accounts and will be filing liens at the beginning of July as well as turning over a few accounts to the attorney for collections.

10. Director of Covenant’s Report -
Suhr reported the following:
- There were 31 violations in May. Only 4 remain unresolved and 6 were scheduled for hearing.
- There were 43 HOA inspections performed.

Attendee’s for the July 11th hearings: Wretschko, Suhr, Cunningham, Miller, and Bille.

11. Director of Public Safety’s Report -
For Gleason, Nielsen reported the following:
- WPS will set the “No Fireworks Allowed” signs this week. Please do not use any type of fireworks in Woodmoor including sparklers. At the discretion of the WIA Board, the minimum fine has increased to $500 for firework violations.
• WPS treated the below ponds and areas with Altosid Larvicide. It is to kill mosquito larva which limits adult mosquito populations.
  o Twin Ponds
  o Wild Duck Pond
  o Greg’s Pond
  o Hidden Pond
  o Area behind Vista Verde Heights in Woodmoor Park

12. Director of Architectural Control’s Report-
Benjamin reported the following:
• There were 75 project applications submitted in May.
• 62 of those were approved in the office and 2 were disapproved by the committee.
• There has been 264 projects year-to-date.
• The approval rate is 98.9% so far this year for projects.

13. Director of Forestry’s Report-
Miller reported the following:
• There were 7 lot evaluations performed in May.
• The first Chipping Day was very successful with 158 loads coming through.

14. Director of Common Areas’ Report-
Wretschko reported the following:
• The Barn floors will be cleaned and buffed in the next couple weeks.
• On June 19th we did noxious weed spraying in the common areas.
• Mowing of the common areas started June 19th.
• We will continue to mitigate throughout the common areas.

Old Business-
None

New Business-
None

Miller made the motion to adjourn, seconded by Benjamin. The meeting was adjourned at 8:25pm.

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Jennifer Cunningham, Secretary

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Date