WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
July 27, 2016

EXECUTIVE SESSION- 6:00 pm – 6:59 pm

There were two (2) personnel matter and two (2) legal matters 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), Brian Bush (Treasurer), Jennifer Cunningham (Secretary/Director of Community Outreach), and Mark Ponti (Director of Architectural Control).

Board members absent: Per Suhr (Director of Public Safety), Alan Bassett (Director of Covenants), Rich Wretschko (Director of Common Areas), and Robert Benjamin (Director of Forestry).

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 one (1) OCN reporter.

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

3. Approval of Prior Meeting Minutes- A motion to approve the June 22, 2016 meeting minutes was made by Bush, seconded by Bille. The motion carried unanimously.

4. Owners Comments– None.

Reports-

5. President’s Report- Stensland had nothing to report.

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

7. Secretary’s Report- Cunningham reported the following:
   - The fourth in the series of Monument Movie Nights is 7/28 at the watchtower by Wal-Mart. The movie will be “Wall-E”. Activities begin at 7 pm with the movie beginning at dusk. Two movies remain after 7/28. August 4th is the showing of “Inside Out” and on August 11th is “The Princess Bride”.
   - The Monument Art Hop has two (2) more events on August 18th and September 15th. A map of participating downtown businesses is posted on the website.
   - 7/27 is the last Concerts in the Park at Limbach Park. The band is The Inman Brother and runs until 9 pm.
• The YMCA/Young Life Teen Center is now open. Every Friday night from 7 to 11. ALL teenagers are invited to R.A.D., Real Alternatives to Drinking and Drugs. Teens do not have to be a member of the Y or Young Life to attend and it’s FREE!
• Tuesday, August 2nd, is National Night Out. This program is designed to encourage neighbors to get together and create a community that stays vigilant of potential criminal activity. Yes, we have WPS, but they can’t be everywhere. The more eyes we have, the safer our community. For more information, visit https://natw.org/about.
• August 7th is the 15th Annual Tri-Lakes Cruisers Car Show. The event is from 10 am to 3 pm along 2nd Street. All proceeds benefit Tri-Lakes Cares. For more information, visit www.tl-cruisers.com.
• Citizens, as well as businesses, in El Paso County are invited to help plan the county’s future transportation system by getting involved in the Major Transportation Corridors Plan. This plan depends on community involvement. You can help inform planners about how you travel, where you travel, and what is important to you. You will also help El Paso County determine how to prepare for new development.

8. Treasurer’s Report-
Bush reported the following.
  • The 990 was filed.
  • We are currently running 6% under budget and doing well.

9. HOA Admin Monthly Report-
Cagliaro reported the following:
  • In June we had an Unemployment Insurance audit and has no issues.
  • Signs for Fishing Rules, No Parking areas, and Common Area Rules were ordered, received, and installed.

10. Covenants-
For Bassett (absent), Stensland reported the following:
  • In June, we had 121 violations. In June 2015 there were about 65-75 violations.
  • Of the 121 violations, only three (3) went to hearing.
  • There were 30 HOA checks in June which is up as well.

Attendees for the August 10th Covenant Hearings will be: Bush, Cunningham, and Stensland.

11. Public Safety Report-
For Suhr (absent), Nielsen reported the following:
  • School starts August 17th so please be watching speed.
  • WPS will continue to direct traffic for Lewis-Palmer Middle School in the morning and afternoon and at Palmer Ridge in the afternoon.

12. Architectural Control Report-
Ponti reported the following:
  • Construction of new homes in Woodmoor is up.
  • There were 84 projects in June. 14 of which went to the ACC for approval with a 100% approval rate.
  • The approval rate for the year is 98.3%.

13. Forestry Report-
For Benjamin (absent), Cagliaro reported the following:
• There were 18 evaluations done in June. 15 of these were FireWise

14. Common Area Report:
For Wretschko (absent), Cagliaro reported the following:
• We are still waiting on the permit from Woodmoor Water so we can begin construction on the water main. The permit was submitted on July 22, 2016.
• The plan is to have the work completed prior to August 17th which is the first day of school for D-38.
• The Barn entrance doors will be ordered on July 27th and are scheduled to be installed on September 10th.
• Final electrical work on the Pavilion is scheduled for August 15th.
• The first Common Area mowing was completed on July 22nd and the second mowing is tentatively scheduled for mid to late September.
• Fire mitigation contract was finalized with Willis Timber Works. Areas recommended by Forestry Volunteer Eric Gross and required action areas to be mitigated for $3687.50. Almost $10,000 under budget.
• Mitigation work will be performed in September/October as mitigation is not weather dependent.
• The Girl Scout project to beautify and clean up the entrance signs by planting Milkweed for the Monarch Butterflies is scheduled to begin in September for a spring germination.
• New Common Area signs have been installed as discussed earlier.
• Recommended dredging to remove standing water at the base of Hidden Pond is scheduled for the week of August 1st and will be performed by Wilder Excavation.
• Additional trail maintenance (road base leveling, pothole filling, and weed removal) will also be performed at Hidden Pond and the Toboggan Hill parking area.

Old Business-
There was no old business to discuss.

New Business-
The Rules Update has been tabled until August.

Bush made the motion to adjourn, seconded by Ponti. The meeting was adjourned at 7:26 pm.

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Jennifer Cunningham, Secretary

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Date