WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
August 23, 2017

EXECUTIVE SESSION- 5:57pm – 6:56pm

There was one (1) contractual matter discussed.

BOARD MEETING –

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

Board members absent: Jennifer Cunningham (Secretary/Director of Community Outreach).

Staff in attendance: Justin Gates (Public Safety Officer), Denise Cagliaro (HOA Administrator), and Amy Mast (Bookkeeping and Barn Rentals Administrator).

Visitors present: Five (5), including 1 (one) OCN reporter.

2. Approval of Agenda- Bille asked if there were any changes. 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 July 26, 2017 meeting minutes. There were none. A motion to approve the July 26, 2017 meeting minutes was made by Bush, seconded by Hanson. The motion carried unanimously.

4. Owner Comments- None

Reports

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

6. Vice-President’s Report-
Bush reported the following:
   • The 2016 audit is complete.
   • We are in good financial shape.

7. Secretary/Director of Community Outreach:
For Cunningham, Cagliaro reported the following:
   • Community Paper Shredding & Electronic Recycling- On September 9th from 9am to 11am, Legacy Sertoma will host a Shredding & Electronics Day. For cash donations, people may dispose of old paper records, etc. as well as outdated/inoperable electronic equipment. The event will be in the South parking lot of Lewis-Palmer High School.
   • Free seminar on “Parenting the Snapchat Generation” will be held at Monument Academy, September 19th, beginning at 6:30pm. This is a free event open to the public. Visit the WIA Facebook page to register.
The annual Bines and Brews beer fest is scheduled for September 23rd in Limbach Park. There will be 12 participating breweries, as well as 300 Days of Shine and Ice Cave Hard Cider. Only 310 tickets are available. Visit [http://trilakeschamber.com/bines-brews.htm](http://trilakeschamber.com/bines-brews.htm) for more information.

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**
   Hanson reported the following:
   - The audit has been completed.
   - We are looking to invest money into the community.

9. **HOA Administrator’s Report**
   Cagliaro reported the following:
   - August 25th is the deadline for newsletter articles.

10. **Director of Covenant’s Report**
    Suhr reported the following:
    - There were 70 violations in July with 13 being scheduled for hearing.
    - There were 33 HOA inspections performed.

    Attendee’s for the September 13th hearings: Bush, Gleason, Hanson, Miller, Suhr, Wretschko, and Bille.

11. **Director of Public Safety’s Report**
    Gleason reported the following:
    - The Speed Monitoring Radar Trailer (SMART) is out and gathering information.
    - The information gathered will be shared with the El Paso County Sheriff's Office.
    - A light bar on one of the WPS Jeeps got water in it leaving the Jeep inoperable. The light bar is covered under warranty and a new one is on the way.

12. **Director of Architectural Control’s Report**
    Benjamin reported the following:
    - There were 79 projects submitted in July.
    - 63 were approved in the office, 15 were approved by the ACC, and only 1 project was disapproved.

13. **Director of Forestry’s Report**
    Miller reported the following:
    - There were 8 lot evaluations performed in July.
    - The August 5th Chipping Days was a great success.
    - All 4 for the containers were filled. We will look into getting 5 containers for next years events.

14. **Director of Common Areas’ Report**
    Wretschko reported the following:
    - The ceiling fans in the Barn were replaced.
    - The second mow for select common areas is scheduled for late September early October.
Three (3) park benches and three (3) picnic tables are in and awaiting installation in the common areas in conjunction with an Eagle Scout project by Aaron Mather.

Trail maintenance to be performed at North Park in September.

There was a sewer line back up in the Barn. The issue was resolved and only cost $150.00.

Wretschko made the following motion: Concept approval for $50,000 for the Fairplay medial trail project. The motion was seconded by Benjamin. The motion carried unanimously.

Old Business-

New Business- A team of Board members has been working on a new business application for short-term rentals. In the application the length of a “short term” rental in defined. This type of business will be regulated the same way as other approved businesses in the community. A motion to approve the short-term rental application with a couple of modifications was made by Miller and seconded by Wretschko. The motion carried unanimously.

Benjamin made the motion to adjourn, seconded by Wretschko. The meeting was adjourned at 7:32pm.

Jennifer Cunningham, Secretary

Date