WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
September 27, 2017

EXECUTIVE SESSION- 6:03pm – 6:58pm

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

BOARD MEETING –

1. Call to Order- Bille called the meeting to order at 7:00pm.

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), Jennifer Cunningham (Secretary/Director of Community Outreach, and Robert Benjamin (Director of Architectural Control).

Staff in attendance: Kevin Nielsen (Chief of Public Safety), Denise Cagliaro (HOA Administrator)

Visitors present: Three (3), including 1 (one) OCN reporter.

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

3. Approval of Prior Meeting Minutes- Bille asked if there were any changes or corrections necessary to the August 23, 2017 meeting minutes. There were none. A motion to approve the August 23, 2017 meeting minutes was made by Suhr, seconded by Hanson. The motion carried unanimously.

4. Owner Comments- None

Reports

5. President’s Report-

Bille reported the following:

- School is back in session so be aware of your speeds.
- It is also getting darker earlier so be aware of kids walking along the streets.

6. Vice-President’s Report-

Bush had nothing to report.

7. Secretary/Director of Community Outreach:

Cunningham reported the following:

- The Town of Monument is holding its annual Creek Week cleanup. They will be cleaning up around Monument, but will meet to distribute supplies at the 3rd Street trail head. Sign up is required. Visit http://fountaincreekweek.com/ and select Site 400 for Monument.
- Get your tickets for the Empty Bowls Dinner Wednesday, October 4th. This event benefits Tri-Lakes Cares! Tickets can be purchased on-line at monumenthillskiwanis.org, or from local businesses like Act II, Serrano’s Coffee, and the Chamber.
- Be a Senior Smarty workshop this Friday from 9am to noon at the Tri-Lakes Seniors Center- some of the topics covered will be senior nutrition and SilverKey programs and services. Register at admin@trilakesseniors.org.
There is a new artisan gallery, Gallery 132, coming to downtown Monument on October 23rd. It will feature fine arts and crafts from local residents. There will also be classes in various mediums held on site and numerous special events throughout the year. Visit gallery132.com 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:
- Currently four (4) accounts are with the attorney for collection.
- 11 of the 15 payment plans have been paid in full.
- There are currently 64 unpaid accounts.
- We have a budget surplus.

9. HOA Administrator’s Report -
Cagliaro reported the following:
- We will have three (3) Board positions open. If you are interested in running for the WIA Board for a 3-year term, please contact Jennifer Cunningham or Denise at the WIA office. Deadline for nominations is November 15th.

10. Director of Covenant’s Report -
Suhr reported the following:
- There were 81 violations in August.
- The top two (2) violations were: 1.) Dead trees, slash, or excess ladder fuels and 2.) No ACC approval for project.
- There were 35 HOA inspections performed.

Attendee’s for the October 18th hearings: Benjamin, Suhr, Bille, Hanson, and Gleason.

11. Director of Public Safety’s Report -
Gleason reported the following:
- There will be a Neighborhood Watch meeting held in the Barn on October 3rd at 6:30pm.
- Seeking approval of new graphics for the Fireworks/Fire banners. This update to the banners is a budgeted item. The total cost for each banner is $100 for a total of $1286.
- Would like approval to spend unbudgeted money on new reflective high-visibility jackets for each of the officers. The cost not to exceed more than $1040 or $130 each.

Motion: To approve the spending of money on new high-visibility jackets for WPS officers. The motion was made by Gleason and seconded by Wretschko. The motion carried unanimously.

12. Director of Architectural Control’s Report -
Benjamin reported the following:
- There were 80 projects submitted in August.
- 70 were approved in the office and 10 were approved by the ACC.
- 525 projects have been submitted year to date and 517 of those have been approved.
13. Director of Forestry’s Report:
   Miller reported the following:
   - There were 2 Friendly Forestry Letters sent, 2 General Forest Health evaluations performed, and 4 General Thinning evaluations performed.
   - We are in the process of applying for more grants and are working on updating the CWPP.

14. Director of Common Areas’ Report:
   Wretschko reported the following:
   - The water fountains and sprinkler system at the Barn/WIA office are scheduled for winter shutdown and blowout on October 16th.
   - The second mow of all common areas started on September 26th. Currently approximately 75% is completed. All mowing should be completed by October 15th.
   - Mitigation work on scrub oak at The Marsh is to be completed by the end of October.
   - 3 park benches and 3 picnic tables were ordered for installation on the common areas in conjunction with an Eagle Scout project by Aaron Mather. Woodmoor entrance signs at Higby Road & Bowstring Road and Higby Road & Cloverleaf are going to be reconditioned/replaced as part of the same Eagle Scout project.

Old Business

New Business
15. Approval to move Business Applications back to the ACC - Withdrawn pending further discussion.

16. Approval of updated Covenant Fine schedule - Motion to approve was made by Bush and seconded by Suhr. The motion carried unanimously.

   Bush asked to change the October 11th Covenant Hearing to October 18th. Seconded by Hanson. The motion carried unanimously.

   Bush asked to change the December 20th Meeting of the Board to December 13th. Seconded by Suhr. The motion carried unanimously.

   Miller made the motion to adjourn, seconded by Hanson. The meeting was adjourned at 7:29pm.

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Jennifer Cunningham, Secretary

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Date