WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
September 28, 2016

EXECUTIVE SESSION- 6:00 pm – 6:57 pm

There was one (1) personnel matter discussed.

BOARD MEETING –

1. Call to Order- Stensland called the meeting to order at 7:00 pm.
Board members present: Erik Stensland (President), Peter Bille (Vice-President), Jennifer Cunningham (Secretary/Director of Community Outreach), Mark Ponti (Director of Architectural Control), Per Suhr (Director of Public Safety), Alan Bassett (Director of Covenants), Rich Wretschko (Director of Common Areas).

Board members absent: Brian Bush (Treasurer) and Robert Benjamin (Director of Forestry)

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

Visitors present: Four (4), including one (1) OCN reporter.

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

3. Approval of Prior Meeting Minutes- A motion to approve the August 24, 2016 meeting minutes was made by Cunningham, seconded by Ponti. The motion carried unanimously.

4. Owners Comments– There was one resident who addressed the Board to request that the May 2017 Board Meeting be rescheduled, one time only, for a special event. The Board agreed to approve the date change request.

Reports-

5. President's Report-

Stensland reported the following:

- There have been three (3) fires in our area since July.
- The Board will be more stringent in assessing fines.
- Ponti suggested that we place banners around the community to remind the residents that there are no open fires/burning allowed in Woodmoor.

6. Vice-President's Report-

Bille had nothing to report.

7. Secretary's Report-

Cunningham reported the following:

- 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.
- The YMCA/Young Life Teen Center is now open! Every Friday night from 7-11 pm. ALL teenagers are invited. Teens do not have to be a member of the Y or Young Life to attend and it's FREE!
- Empty Bowls Dinner and Silent Auction, hosted by Monument Hill Kiwanis and benefiting Tri-Lakes Cares, is scheduled for October 5th -7:30pm at Lewis-Palmer High School. $20 tickets can be purchased at numerous locations around town or at the door.
- Hangers to Hutches, our downtown thrift store and long-time revenue generator for Tri-Lakes Cares, is closing its doors on October 22nd. Please stop by to give this business one last hurrah to show support.
- Events, as we hear them, will also be posted on our FaceBook page and NextDoor.com site. If you are not connected to either of these, please do so, and encourage neighbors to do the same. Less than one quarter of residents are on NextDoor.
- Nominations for the 2017 Board of Directors need to be in by November 15, 2016.

8. Treasurer's Report-

For Bush (absent), Cagliaro reported the following:

- Our financials are an accurate picture of our current financial situation.
- We are running about $59,000 under budget and doing well.

9. HOA Admin Monthly Report-

Cagliaro reported the following:

- There are still 68 unpaid accounts.
- Letters were sent to the unpaid accounts and only nine (9) yielded payment.

10. Covenants-

Bassett reported the following:

- In August there were 81 violations. This is down from this time last year.

Attendees for the October 12th Covenant Hearings will be: Bassett, Stensland, Cunningham, and Suhr.

11. Public Safety Report-

Suhr reported the following:

- There have been multiple bear sightings this year.
- With the increase in bear activity remember to keep trash cans, BBQ grills, pet food, and bird feeders stowed.
- With the recent break-ins in the area, residents are reminded to keeps lower level windows and doors locked even while at home.
- District 38 held appreciation luncheons for the police, fire fighters, and public safety workers in the community at various local schools. LPMS recognized WPS for their service to the schools within Woodmoor.

12. Architectural Control Report-

Ponti reported the following:

- Of the 75 projects submitted in August, 57 were approved in-office and 18 went to the committee with a 100% approval rate.
- The approval rate is still 98.3% for the year.

13. Forestry Report-

For Benjamin (absent), Cagliaro reported the following:

- There were 26 evaluations performed in August. Nine (9) of them being for FireWise.

14. Common Area Report-

Wretschko reported the following:

- The sprinkler system update was completed on September 2nd.
- 50 pounds of seed was spread on the water main replacement scar.
- There was a defective GFI on the sprinkler system causing the system to trip. This has been replaced.
- The new Barn doors have been delivered and are scheduled for install on October 15th.
- The new window blinds for the Barn were delivered and installed.
- In August we saved $386 on the water bill with the new main and meters.
- Mitigation will start on the Common Areas in October, as it is not weather dependent.

Old Business-

15. Toboggan Hill Parking Area. A vote was taken to increase the size of the parking area at Toboggan Hill. Paving the area and increasing the number of parking spots to 18. Motion to approve the parking area improvements was made by Wretschko, seconded by Ponti. Stensland and Cunningham voted no. The motion to approve passed.

New Business-

16. Rules update.

- The new rule will be as follows:

"Discharging of firearms is strictly prohibited in Woodmoor unless to protect yourself or another from serious bodily harm. Furthermore, the illegal discharge of a firearm could be referred to the Sheriff's Office for additional criminal charges. For the purposes of this rule, the definition of a firearm is a portable gun, being a barreled weapon that launches one or more projectiles driven by the action of an explosive force.

BB/pellet, airsoft, or paintball guns are not considered firearms."

The motion to approve was made by Suhr, seconded by Bille. The motion carried unanimously.

17. New WPS Uniform.

- As the current uniform shirts are harder and harder to come by, the WPS officers will now have the option to wear a polo shirt or their current button shirt. The new polos cost approximately $30 cheaper than the current uniform shirt. A motions to approve the polo shirts was made by Bille, seconded by Ponti. The motion passed unanimously.

Bille made the motion to adjourn, seconded by Suhr. The meeting was adjourned at 7:47 pm.

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Jennifer Cunningham, Secretary Date