WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
October 25, 2017

EXECUTIVE SESSION- 6:02pm – 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 7:03pm.
Board members present: Peter Bille (President), Brian Bush (Vice-President), Jennifer Cunningham (Secretary/Director of Community Outreach), Lee Hanson (Treasurer), Per Suhr (Director of Covenants), Rich Wretschko (Director of Common Areas), and Robert Benjamin (Director of Architectural Control).

Board members absent: Brad Gleason (Director of Public Safety) and Ed Miller (Director of Forestry).

Staff in attendance: Kevin Nielsen (Chief of Public Safety), Denise Caglia (HOA Administrator), and Amy Mast (Bookkeeper and Barn Rentals).

Visitors present: One (1) 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 Benjamin. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bille asked if there were any changes or corrections necessary to the September 27, 2017 meeting minutes. There were none. A motion to approve the September 27, 2017 meeting minutes was made by Cunningham, seconded by Suhr. The motion carried unanimously.

4. Owner Comments- A resident addressed the Board about publishing public events held at the Barn or elsewhere on the WIA website or our social media pages.

Reports

5. President’s Report- Bille reported the following:
   • Board elections are coming up and the deadline for nomination is November 30th. Go online or come into the WIA office to submit applications.

6. Vice-President’s Report- Bush reported the following:
   • Last month the Board adopted a new fine schedule.
   • It is always the last resort to fine the residents.

7. Secretary/Director of Community Outreach: Cunningham reported the following:
   • Elections are coming up.
   • We are looking for donations of door prizes for the annual meeting. If you would like to donate please contact the Secretary of Community Outreach at secretary@woodmoor.org or Denise in the WIA office.

8. Treasurer’s Report- Hanson reported the following:
Our income is up and expenses are under budget.

We have a budget surplus this year.

9. HOA Administrator’s Report-
Cagliaro reported the following:
• We still need three (3) candidates to run for the Board. The deadline is November 30th for nominations.
• The deadline to submit articles for the December newsletter is November 28th at 5pm.
• There is a little over three (3) of the seven (7) cabinets left to scan.
• November’s Board meeting is Wednesday, November 15th due to the Thanksgiving holiday.

10. Director of Covenant’s Report-
Suhr reported the following:
• There were 47 violations in September.
• The top two (2) violations were: 1.) No ACC approval for project and 2.) Dead trees, slash, or excess ladder fuels. None of the violations resulted in fines being assessed.
• There were 16 HOA inspections performed.

Attendee’s for the November 8th hearings: Bille, Wretschko, and Bush.

11. Director of Public Safety’s Report-
For Gleason (absent), Nielsen reported the following:
• There is a hard freeze warning in affect for the evening of October 26th, so be sure to drain sprinklers and disconnect hoses.
• Bears are very active this time of year so be sure to keep trash cans, dog food, and bird feeders put away.

12. Director of Architectural Control’s Report-
Benjamin reported the following:
• There were 72 projects submitted in September.
• 57 projects were approved in the office and 15 went to the ACC for approval.
• 40 years ago today Woodmoor property owners voted to allow WIA to purchase the Barn for $100,000.

13. Director of Forestry’s Report-
For Miller (absent), Cagliaro reported the following:
• There were 7 evaluations performed in September.

14. Director of Common Areas’ Report-
Wretschko reported the following:
• The fountains at the WIA office have been turned off for winter and the sprinklers are scheduled to be blown out on the 27th.
• The second mow of the common areas has been completed with the exception of the Fairplay median which is scheduled to be completed by the 27th.
• The scrub oak at The March common area will mitigated in the near future.

Old Business

New Business
15. Several of the staff and Board members have been meeting with District 38 about partnering with the district for a Safe Routes to School grant to install a trail connecting the elementary and middle schools that goes around Lake Woodmoor. A motion to approve a letter of support outlining three (3) specific points:

• Funds in an amount not to exceed $44,845, which represents the independently funded portion of the grant
• Allowing the use of 5,108 linear feet of common area
• When completed WIA agrees to maintain the trail on the East side of Woodmoor Drive.

Bush made the motion approve, seconded by Wretschko. The motion carried unanimously.

16. The 2018 budget has been submitted and approved by the Board.

Hansen made the motion to set the 2018 Assessment at $255.70, which is the same amount charged for the 2017 dues, seconded by Benjamin. The motion carried unanimously.

Benjamin made the motion to adjourn, seconded by Suhr. The meeting was adjourned at 7:27 pm.

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Jennifer Cunningham, Secretary

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Date