WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
October 26, 2016

EXECUTIVE SESSION- 6:00 pm – 6:59 pm

There was one (1) legal matter 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). All excused.

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

Visitors present: Six (6), including one (1) OCN reporter.

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

3. Approval of Prior Meeting Minutes- A motion to approve the September 28, 2016 meeting minutes was made by Cunningham, seconded by Ponti. The motion carried unanimously.

4. Owners Comments— None

Reports-

5. President’s Report- Stensland reported the following:
   - Reminded residents that there are no open fires allowed in Woodmoor and please be conscious of the fire danger.

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!
• The WIA Board of Directors elections are coming up. If you, or someone you know, is interested in volunteering for a board position, please submit your application to Denise by November 15th.
• Historic Downtown is having a Holiday Open House next Friday and Saturday. There will be promotions, refreshments, and door prizes.
• The County will begin road improvements on HWY 105, Beason Lite Road, and Monument Hill Road in the spring. If you have a student at PR or Monument Academy, anticipate delays during the construction.
• The County is also pulling together its list of road repairs for 2017. If you are aware of a significant issue on a road within Woodmoor, please contact WPS Chief Nielsen via email at kevin@woodmoor.org or call the office at 488-3600.
• All of these events and more are on the Community Events page on the WIA website.

8. Treasurer’s Report-
Bush reported the following:
• We are running under budget and doing well.
• We are beginning to draft the 2017 budget, which will be approved at the November 16th Board meeting.

9. HOA Admin Monthly Report-
Cagliaro reported the following:
• We will be voting on the 2017 budget at the November 16th Board meeting.
• We need to have all articles for the December newsletter in by November 18th.

10. Covenants-
For Bassett (absent), Stensland reported the following:
• In September there were 45 violations. 21 being “No ACC approval” on a project.
• Violations are down from last year.

11. Public Safety Report-
For Suhr (absent), Nielsen reported the following:
• WPS Officer Mark Smith is retiring after 20 years of service to Woodmoor. Chief Nielsen presented Officer Smith with a shadow box which contained his badge and the two patches worn during his service to Woodmoor.

12. Architectural Control Report-
Ponti reported the following:
• There was 69 projects approved in the WIA office in September.
• The approval rate is still 98.2% for the year.
• The 21 un-approved projects never came into the office to seek approval for the project.
• You can save money by utilizing Bob in the office to get advice and help with the project.

13. Forestry Report-
For Benjamin (absent), Cagliaro reported the following:
• There were 2 Forestry evaluations performed in September.
• One for overall forest health and one for suspected MPB. No MPB was found.
   For Wretschko (absent), Cagliaro reported the following:
   • The sprinkler system is scheduled to be shut off for the winter season on October 28th.
   • The entry doors for the Barn were installed on October 15th.
   • The Common Area mitigation is taking place now.
   • The carpets in the office and the Barn were cleaned two weeks ago.

Old Business-
15. Discussion of new rules was tabled until November.

New Business- None.

Bush made the motion to adjourn, seconded by Bille. The meeting was adjourned at 7:18 pm.

_________________________________
Jennifer Cunningham, Secretary

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Date