WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
December 14, 2016

EXECUTIVE SESSION- 6:00 pm – 7:03 pm

There were two (2) legal matters discussed.

BOARD MEETING –

1. Call to Order– Stensland called the meeting to order at 7:05 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), Rich Wretschko (Director of Common Areas), and Robert Benjamin (Director of Forestry).

Board members absent: Brian Bush (Treasurer) and Alan Bassett (Director of Covenants).

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

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

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

3. Approval of Prior Meeting Minutes- A motion to approve the November 16, 2016 meeting minutes was made by Cunningham, seconded by Bille. The motion carried unanimously.

4. Owners Comments– There were two (2) residents present who expressed their concerns over the Toboggan Hill parking lot. Wretschko and Stensland explained the Board’s process and encouraged the residents to stay up to date by checking the WIA website and social media sites.

Reports-

5. President’s Report.
   Stensland reported the following:
   - The December newsletter will be mailed out in the coming weeks.
   - There was another covenant violation for an open fire this month.
   - Fires are a real danger even in the winter months.

6. Vice-President’s Report.
   Bille had nothing to report.

7. Secretary’s Report.
   Cunningham reported the following:
   - Our annual 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 December 15th.
The Monument Police Department and Tri-Lakes Fire Department are collecting gifts for Santa on Patrol. Dispersal of gifts has been postponed to December 24th based on the coming cold weather this Saturday. They will be distributing presents to children in the Tri-Lakes area. Donations of unwrapped gifts are being collected at the Police Department, Fire Stations 1, 2, 3, and the Chamber of Commerce. They are in need of teen gifts or gift cards for teens.

Ring.com has created a special promotion code for Woodmoor and the Monument area. This code will give you $25 off any doorbell or camera device, one year of free cloud storage, and a solar illuminated security sign. This is a total savings of $105. The code is “3monument”.

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!

All of these events and more are on the Community Events page on the WIA website.

8. Treasurer’s Report-
For Bush (absent), Bille reported the following:
- We currently have 59 unpaid accounts.
- We are still running under budget.

9. HOA Admin Monthly Report-
Cagliaro reported the following:
- We currently have 3 candidates running for the 2017 Board.
- The 2017 Assessment invoices are printed and residents should expect to see them towards the middle of next week.

10. Covenants-
For Bassett (absent), Stensland reported the following:
- In November there were 24 violations and 7 HOA checks performed.
- There were no covenant hearings scheduled for December. This is due to the staff working with the residents to get violations resolved.

11. Public Safety Report-
Suhr reported the following:
- There have been reports of packages being stolen in the Woodmoor Park area. Any information was given to the El Paso County Sheriff’s Office.
- There was a repost of a man posing as a worker from Woodmoor Water & Sanitation that, with the help of another, stole a safe from a resident’s home while distracted. Utility workers should always be in uniform and have identification. If you are unsure, please call WPS or the company directly to verify.
- Please be watching your speeds throughout the community. The speed is 25MPH unless otherwise posted.

12. Architectural Control Report-
Ponti reported the following:
- There were 27 projects submitted in November with only one being unapproved.
There have been 568 projects submitted this year.

13. Forestry Report-
Benjamin reported the following:
- There were 4 Forestry evaluations performed in November.
- Wildfires are still a threat in the winter months. No open burning is allowed.

14. Common Area Report-
Wretschko reported the following:
- There were 7 trees removed from the Toboggan Hill area to prepare for the parking lot expansion.
- WIA plans to plant more trees in the area to keep the forest healthy.

Old Business-
15. Final approval of the 2017 budget.

Bille made the motion to approve the 2017 budget, seconded by Wretschko. The motion passed unanimously.

New Business-
16. The 2017 Annual meeting will be held on January 30th at Lewis-Palmer Middle School. If the school is closed due to weather the meeting will be held in the WIA Barn.

Benjamin made the motion to adjourn, seconded by Bille. The meeting was adjourned at 7:39 pm.

_________________________________
Jennifer Cunningham, Secretary

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Date