EXECUTIVE SESSION- 6:00 pm – 6:59 pm

There were three (3) legal matters 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), and Mark Ponti (Director of Architectural Control), Per Suhr (Director of Public Safety), Alan Bassett (Director of Covenants), Rich Wretschko (Director of Common Areas), and Robert Benjamin (Director of Forestry)

Board members absent: Jennifer Cunningham (Secretary/Director of Community Outreach).

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

Visitors present: Ten (10), including one (1) OCN reporter.

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

3. Approval of Prior Meeting Minutes- A motion to approve the July 27, 2016 meeting minutes was made by Benjamin, seconded by Bille. The motion carried unanimously.

4. Owners Comments- There were six (6) residents in attendance that came to voice their concerns about growing marijuana in the community.

Reports-

5. President’s Report- Stensland had nothing to report.

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

7. Secretary’s Report- For Cunningham (absent), Stensland 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 last Monument Art Hop will be Thursday, September 15th.
• 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 first annual Tri-Moor Triathlon, hosted by The Country Club at Woodmoor, is scheduled for Sunday, August 28th. Visit www.ccwoodmoor.com for more information.
• The annual Bines & Brews Hopfest is set for Saturday, September 17th in Limbach Park. Visit www.trilakeschamber.com for tickets and more information.
• On September 22nd the Tri-Lakes Women’s Club is hosting “Harvesting Hope”, a premier food and wine tasting event. Visit www.TLWC.net for more information.
• 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 about $52,000 under budget and doing well.

9. HOA Admin Monthly Report:
Cagliaro reported the following:
• We will start holding meetings to discuss the 2017 budget.
• We are going to start taking nominations for the 2017 Board.
• We need to have all articles for the September 1st newsletter in by Friday the 26th.

10. Covenants:
Bassett reported the following:
• In July there were 88 violations.
• Most of the violations were for tall grass/weeds, noxious weeds, and slash/dead tree/ladder fuels.

Attendees for the September 13th Covenant Hearings will be: Ponti, Suhr, Benjamin, and Stensland.

11. Public Safety Report:
For Suhr, Nielsen reported the following:
• There have been two (2) bobcat sightings this year.
• Since June 1st, WPS has delivered approximately 200 new owner packets.
• We will start to see a big increase in bear activity in the next 8 (eight) weeks. Keep trash cans, BBQ grills, pet food, and bird feeders stowed.
• WPS has hired a part-time officer and is in the process of training. His name is Drew Olson.

12. Architectural Control Report:
Ponti reported the following:
• 353 projects been submitted with only six (6) being unapproved.
• The approval rate is still 98.3% for the year.

13. Forestry Report:
Benjamin reported the following:
• The August 6th Chipping Event had a great turn out.
• In 2017 there will be only two (2) Chipping Days.
• In July there were 9 lot evaluations performed.

14. Common Area Report:
Wretschko reported the following:
• The water main project was completed.
• The entry doors for the Barn have been ordered and are scheduled for install on September 10th.
• On August 22nd the final electrical work was completed on the Pavilion.
• Common Area fire mitigation is scheduled for September/October.

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

New Business-
   • Replace and expand the current two (2) zone system on the north side.
   • There are currently 12 sprinkler heads in the two zones. These will be reused and the new four (4) zone system will have 18 sprinkler heads and greatly improve coverage.
   • The four (4) zone replacement/upgrade for the north area will cost $5,000.

The motion to approve was made by Benjamin, seconded by Wretschko. The motion carried unanimously.

17. Window blind replacement in the Barn.
   • The most cost effective and best warranty bid received from contractors and online research is $3,357.54 for a full replacement of all four (4) blinds.
   • The preferred bid includes a full Lifetime Warranty for parts and labor.
   • Bid includes professional installation.
   • Installation date is approximately two (2) to four (4) weeks from approval date.

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

Pearsall made a Power Point presentation with details and pictures of the water main replacement project.

Bille made the motion to adjourn, seconded by Suhr. The meeting was adjourned at 7:49 pm.

_________________________________
Jennifer Cunningham, Secretary

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Date