EXECUTIVE SESSION – 6:15pm – 7:00pm

One (1) personnel and two (2) legal matters were discussed.

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 7:02pm. Hale welcomed the two (2) new board members (Stensland & Ponti) to their first regular meeting and welcomed Reimann back again for a 2nd term.

   Board members present: Jim Hale (President); Kirstin Reimann (Vice President); Jeff Gerhart (Secretary); Eric Gross (Director of Forestry); Mark Ponti (Director of Common Areas); and Darren Rouse (Director of Architectural); Erik Stensland (Director of Covenants).

   Board members absent: Tom Schoemaker (Treasurer).

   Staff in Attendance: Matt Beseau (HOA Manager); Kevin Nielsen (WPS Chief).

   Visitors present: 4 residents, and Harriet Halbig (Our Community News).

2. Approval of Agenda – Hale asked if there were any changes to the agenda. There were no changes. Gerhart then moved to approve the agenda, seconded by Reimann. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the January 22, 2014 meeting minutes. There was one (1) change: add the word “Bill” after “House” on page 2, #7. to sentence of the 1st bullet. A motion to approve the January 22, 2014 Meeting minutes was made by Reimann, seconded by Gerhart. The motion carried unanimously.

   Hale asked if there were any changes or corrections necessary to the January 29, 2014 Special Meeting minutes. There were no changes and a motion to approve the January 29, 2014 Special Meeting minutes was made by Gross, seconded by Stensland. The motion carried unanimously.

4. Owners Comments. – (3) One regarding residents feeding the geese on Lake Woodmoor Drive, and (2) regarding a Coyote problem (especially around the Monument Hill Country Club that they would like the WIA to help with. Discussion was held and WIA President (Hale) gave the WPS Director and WPS Chief an action item to contact the appropriate agencies to help resolve the problem and setup a community educational meeting.

Reports

5. President’s Report – Hale outlined priorities for WIA for 2014 to include:

Rules & Regulations Parts I-IV revision, Firewise, Website update, Monitor new developments
Monitor Monument Hill Country Club status, and Continue improving Communication.

6. Vice-President’s Report – No report.

7. HOA Manager’s Monthly Report – Beseau reported on the following:
   * HB 1254, as rewritten and passed overwhelmingly by the Colorado House of Representatives, instead requires managers and management companies to disclose during negotiations on management contracts, and thereafter on a yearly basis, the fees and charges imposed as part of their management of associations and any other funds received as a result of the relationship which managers and management companies have with their associations.
   * New board member orientation held
   * Pinnacle Assurance site visit held 02/12/14 (for safety)
   * Reserve Study update underway with site visit to be scheduled
   * Feedback about annual meeting very positive

8. Treasurer’s Report – Schoemaker absent. Beseau (WIA Mgr) reported January income of $712,495.77 which includes annual dues revenue for the 2,971 lots in WIA and makes up the largest portion of income (83.5%) of the 2014 $853.3K budget. Expenses for Jan were $70,145.32 which are slightly over for the month due to a quarterly payment which was made.

9. Covenants Report – Stensland reported for January covenants statistics: 78 violations with the highest number being: no ACC approval for projects, junk/toys/garbage and signs. He said WIA had an unwanted illumination complaint and that he was checking into a light meter and possibly creating a standard by which to measure.

The next scheduled Hearing Meeting will be held on March 12, 2014 at 6:15pm. Directors who volunteered to attend were: Reimann, Ponti, Stensland, Rouse, and Gerhart.

10. Public Safety Report – Suhr and Chief Nielsen reported on the following:
    * The first weekend in Feb there were major traffic issues at Toboggan Hill
    * Review of information for the Colorado 2-1-1 emergency program
    * Sent out Crime Alert. Hale requested that email blasts of this nature be sent to NEPCO.
    * Reported the suspect vehicle involved in recent robberies was recovered, the suspects identified, but no arrests made yet

11. Architectural Control Report – Rouse reported that there were 20 projects in January including two (2) new builds, re-roofs, and several miscellaneous. Rouse stated he had 4 ACC related motions as follows:

Motion 1
Rouse made a motion to approve the following as 2014 ACC members (all are verified lot owners in Woodmoor): Liz Miller, Ed Miller, Bob Gountanis, Anne Stevens-Gountanis, Alice Rouse, Mark Ponti (BOD member), Darren Rouse (BOD member, Director of Arch Control, and ACC Committee Chairman). The motion was seconded by Gross. The motion passed unanimously.

Motion 2
Rouse made a motion to delegate the review and approval of in-home business applications to the Dir of Covenants at the monthly covenant hearings for 2014, per page 4 (Ch. 2, Sect. III, Para E) of the PDSM. The motion was seconded by Gross. The motion passed unanimously.
Motion 3
Rouse made a motion to delegate the review of all tree removal requests and firewise lot evaluations, as they pertain to project app packets, to the Dir of Forestry for 2014.

Motion 4
Rouse made a motion to authorize ACC Admin in 2014 to approve, at his discretion, all paragraph 1 miscellaneous project applications listed on page 16 (Ch.5, Sect. I, Para 1, items A thru P) and per page 4 (Ch. 2, Sect. III, Para C) without ACC approval. He may still opt, at his discretion, to bring any projects in the above-referenced section to the ACC for review and approval. The motion was seconded by Stensland. The motion passed unanimously.

12. Forestry Report – Gross reported there were 4 forestry lot evaluation requests for the year.
- Will apply for two (2) Wildfire related grants in March
- The 2nd Firewise Committee Meeting of 2014 was held Feb 11, 14. Event details for this year are pending
- Review & update of CWPP planned for 2nd qtr
- Planning for slash/chipping day(s)
- Will be contacting bordering HOA’s for buy-in to support Slash/Chipping days
- Work to begin on Common Area Forestry Maintenance 5 year plan
- The Firewise Committee will be working on setting dates for upcoming events: “Do it Yourself Fuels Mitigation Principles”, Chipping/Slash Disposal Days, Firewise Community Day, and Panel of Experts Community Discussion Meeting. These dates should be finalized at the next Firewise Committee Meeting.

Motion:
A motion was made by Gross to appoint the addition of the following new 2014 Firewise Committee members: Dick Green, Karen Green, Eddie Bruck, Roland Schulthess, and Gerri Fooks. The motion was seconded by Rouse. The motion passed unanimously.

13. Common Area Report – Ponti reported that WIFI has been setup for staff to use, the new furniture was received and setup for the WIA lobby, barn, and conference room. He also reported that WIA is currently taking bids for the parking lot resurfacing.

Old Business
15. None

New Business
16. WIA Website – Discussion was held. Gerhart and Beseau will work on removing old information from site, bring information current on minutes, financials, and work to improve site with new look, improve or add/tabs, dropdowns, and navigation.

Motion:
A motion was made to adjourn by Hale, seconded by Gross and the formal meeting adjourned @ 9:00 pm.

Jeff Gerhart, Secretary

Date