EXECUTIVE SESSION – 6:15pm – 7:00pm

One (1) personnel and four (4) legal matters were discussed.

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 7:02pm. 
   Board members present: Jim Hale (President); Tom Schoemaker (Treasurer); Eric Gross 
   (Director of Forestry); Mark Ponti (Director of Common Areas); Per Suhr (Director of WPS); 
   Darren Rouse (Director of Architectural); Erik Stensland (Director of Covenants). 
   
   Board members absent: Kirstin Reimann (Vice President); Jeff Gerhart (Secretary) excused. 

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

   Visitors present: 4 residents, and Jackie Burhans (Our Community News). 

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

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections 
   necessary to the February 26, 2014 meeting minutes. There were no changes and a motion to 
   approve the February 26, 2014 Meeting minutes was made by Ponti, seconded by Gross. The 
   motion carried unanimously. 

4. Owners Comments. – None 

Reports

5. President’s Report – Hale informed the board that he applied to and was accepted as a new 
   member to the El Paso County Highway Advisory Commission D1. This commission reviews 
   and comments on issues relating to the management and operation of the Transportation 
   Division and makes recommendations to the Board of County Commissioners. 

   Hale said that Eric Gross attended the last NEPCO meeting and that he would provide the 
   update to the board. Hale said that he would encourage all WIA board members to attend a 
   meeting of NEPCO. 

   Gross reported that at the last meeting he informed them of WIA’s slash drop off program and 
   encouraged other HOA’s to join (3 others were interested and signed up for more information). 
   He also said that a report was given by a DORA representative who explained that they record 
   complaints and statistics for the State but do not verify or enforce the input.
6. Vice-President’s Report – No report.

7. HOA Manager’s Monthly Report – Beseau reported on the following:
   * Employee Safety/Policy meeting was held on March 17
   * Reserve Study site visit completed and update should be finalized in 2 weeks
   * Woodmoor Water request to present to the WIA Board in April
   * Manager & WPS Chief to attend CAI Seminar “How to Best Protect Your Community” on April 08, 2014
   * Working on April newsletter
   * Employee handbook revision underway
   * Woodmoor Park re-paint will begin soon
   * Update on Lake Woodmoor Townhouses exterior maintenance required
   * Tri-Lakes Chamber of Commerce has a new member website and asks that the board let them know what else they can do for Woodmoor

Action Item-
WIA HOA Manager (Beseau) to invite MHCC General Manager to the April 23 board meeting.

8. Treasurer’s Report – Schoemaker reported monthly expenses on average are approximately $71K a month. They were $68k last year. Income for February was just under $15K and expenses at $57K which puts us about 10% below budget YTD.

9. Covenants Report – Stensland reported for February covenants statistics: a lot of HOA checks and 45 violations with the largest number being: seasonal items not stowed, 8 Hearings; and excess vehicles. Discussion was held concerning scheduling the first Rules revision meeting. The HOA Manager (Beseau) to email board to select a date.

The next scheduled Hearing Meeting will be held on April 09, 2014 at 6:15pm. Directors who volunteered to attend were: Stensland, Ponti, Schoemaker, Rouse, and Gross.

10. Public Safety Report – Suhr and Chief Nielsen reported on the following:
   * The first reported burglary occurred in the week of March 23 NW corner of WIA. They broke through a window and it occurred during the day. The owners were not home.
   * EPSO has “cleared” 110 burglaries from the Tri-Lakes/Black Forest area. 7 arrests have been made.
   * New Smart Trailer registration has been a problem due to manufacturer paperwork mistake. Nielsen has to get a VIN certification at a cost of $20. Once this is accomplished we can get the plates.
   * Reported the new Jeep Cherokee has been waiting to get the equipment installed but the shop is very busy and cannot give a date to accomplish this. Nielsen will get a quote and timeframe from a 2nd shop.
   * School Issues: a concern to move the flashing yellow school zone light south to Willow Park Way to slow the traffic down heading north. Nielsen had a meeting with LPUSD concerning the traffic problem of cars lining up and parking (up to an hour before school gets out) along side Woodmoor Drive creating a safety hazard. The hazard is that cars are blocking part of the roadway heading south.

11. Architectural Control Report – Rouse reported that there were 9 projects in February and the ACC approved 6, the other 3 were approved in the office. Rouse also stated that the ACC Administrator (Bob Pearsall) did a great job catching up on all the projects last year getting them closed out.
12. Forestry Report – Gross reported there were 8 forestry lot evaluation requests for the year.
   • A $30,000 Dept. of Natural Resource wildfire fuels reduction grants application was submitted on 03/12/14. Tentative response is expected 05/05/14
   • The third Firewise Committee Meeting was held on 03/10/14. The next meeting is 04/08/14
   • Sub-committee formed to define a call back to gather data to gather data on the percentage of residents who have evaluations done vs. how many actually do the work
   • 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 set dates for the following events:
     * Training for new Firewise Advisors Wed, April 16, 2014 at the Barn
     * “Do it Yourself Fuels Mitigation Principles”, Saturday, April 25, 14 at the Barn
     * Chipping/Slash Disposal Days, TBD
     * Firewise Community Day, Saturday, June 21, 2014 at the Barn
     * Panel of Experts Community Discussion Meeting TBD

13. Common Area Report – Ponti reported on the following:
   Bids for mowing and spraying of Common Areas being solicited, there was recent vandalism of a bench on the Fairplay Median. The last of the Conference Room furniture was approved, ordered, delivered, and assembled. Discussion was held on the following items:

   **WIA Barn & Grounds Upcoming items**
   1. Final Bids for Parking Lot resurfacing/reconfiguration have been received.
   2. Bids being solicited for landscaping and maintenance of The Barn and WIA offices.

   Motion:
   Ponti made a motion to authorize up to $65k for the effort of resurfacing and reconfiguring the parking lot. Seconded by Rouse, the motion passed unanimously.

Old Business
15. WIA Website – HOA Manager (Beseau) reported to the board that several meetings were held and that he and Gerhart (Treasurer) were working on a newly revised and updated website to improve site with new look, improve or add tabs, dropdowns, and navigation.

New Business
16. R&R’s Revision – Discussion was held on when to get started and how long it would take to complete. Rouse was in favor of setting a completion date. It was brought up that we may want to do a newsletter article to get volunteers to help work on the revision and provide feedback. Beseau said that if the board wanted to do a “Survey Monkey” type survey that he would get the cost and information ready for the next meeting. Beseau will send an email to the entire board to setup the first R&R Parts I-IV revision meeting.

17. Reserves 5 yr plan – Schoemaker presented copies to the board of the finalized “Reserves” 5-year plan. Discussion was held. He also stated that it was time to renew our Insurance Policy and that it will expire at the end of the month.

   Motion:
   A motion was made by Schoemaker to approve the 2014 WIA Insurance Policy in the amount of approximately $55,300 with slight adjustments to be made to drop/add old & new vehicles. The motion was seconded by Suhr, and the motion passed unanimously.
A second motion was made by Schoemaker to approve the Reserves 5 year plan as presented to the board. It was seconded by Suhr, and the motion passed unanimously.

Motion:
A motion was then made to adjourn by Hale, seconded by Gross and the formal meeting adjourned @ 8:35 pm.

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Jeff Gerhart, Secretary
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Date