WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
March 27, 2013

EXECUTIVE SESSION – 6:15pm – 7:00 pm

One (1) personnel and two (3) legal matters were discussed.

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 7:04pm. Board members present: Jim Hale (President), Tom Schoemaker (Treasurer), Per Suhr (Director of WPS), W. Lee Murray (Director of Common Areas), Eric Gross (Director of Forestry), Darren Rouse (Director of Architectural).

Board members absent: Kirstin Reimann (Vice President), Jeff Gerhart (Secretary), Anne Stevens-Gountanis (Member at Large).

Staff in Attendance: Matt Beseau (WIA HOA Manager).

Visitors present: Ed Miller, Liz Miller, Kyle Wood & Keith Berroyer (Konica Minolta), and Harriet Halbig (Our Community News).

2. Approval of Agenda – Hale asked if there were any changes to the agenda. He stated that he wished to add #16 under new business for WIA Liability Insurance. There were no other 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 27, 2013 meeting minutes. There were no changes. A motion to approve the Feb 27, 2013 meeting minutes was made by Gross, seconded by Murray. The motion carried unanimously.

4. Owners Comments. – None

Reports

5. President’s Report – Hale stated that there was a recent story in the Tribune concerning the Monument Hill Country Club, and the news of them not watering the course this season. He said that he is concerned from our HOA standpoint because it affects over 200 residents who border the golf course. Hale said that he and Suhr met with the MHCC to discuss concerns and that he would be meeting with the Club and Woodmoor Water and Sanitation district as well.

6. Konica Minolta Presentation – Kyle Wood & Keith Berroyer presented on a scanning system by NSI AutoStore at the request of HOA Manager Matt Beseau. This document Management & Digital Archival system is able to develop a plan specifically designed for WIA to digitally archive/retrieve, backup, and create an overall contingency plan for office files, lot plans, and building plans. Four (4) options were presented which includes an updated copier with scanning technology.
7. Vice-President's Report – None

8. HOA Manager's Monthly Report – Beseau reported on the following:
   a. The rewiring & cabling has been completed and the new Cisco phone system was installed by Microtech-Tel as approved by the board.
   b. The April newsletter is on schedule and will be mailed out the first week in April.
   c. Since the Twin Ponds was dredged out last fall/winter, it appears it is retaining water.
   d. Beseau has been working with Board Secretary Jeff Gerhart to update WIA website and plans to have all updates completed by April 30.
   e. Plans are underway to develop a new WIA Facebook page to be created by Amy Smith (volunteer) who will manage this account for the first few months. Beseau will report back to the board in a few months on whether or not the Facebook page proves to be a good information resource and if it is being utilized by the residents.
   f. Reported that a WIA Household Hazardous Waste/Recycling Collection Day has been setup for WIA residents and will be held on Friday, June 07, 2013 from 9am-Noon at the WIA Barn parking lot.

9. Treasurer’s Report – Schoemaker reported that we are up 15k for YTD income and that there have not been any abnormal expenses. He said that WIA purchased the first new uniform for WPS Officers as approved by the board. He then reported that WIA will be switching banks leaving UMB and going to Integrity who has better rates & returns and is a solid bank. The switch will likely be accomplished by mid-April.

10. Covenants Report – Hale reported on covenant statistics for February stating there were 45 violations logged. Commercial 1, excess vehicle 2, fencing 2, junk/toys/garbage 9, No ACC approval 4, nuisance 9, non-compliant signage 5, slash/dead trees 4, trailers 4, and vehicles off drive 2. Beseau requested board volunteers to attend the April hearing meeting.

The next scheduled covenant hearing meeting will be held on April 10, 2013 at 6:30pm. Board members already scheduled to attend: Hale, Gross, Murray, and Schoemaker. Need one more.

11. Public Safety Report – Suhr reported that a WPS vehicle was hit after pulling someone out of a ditch in the last snow storm. The other person’s insurance is covering the damages. Vehicle is in shop for one week for repairs and we have a rental car in the meantime.
   *All WPS Officers completed CPR and First Aid training last month
   *All WPS Officers completed Firearms training this month
   *WIA/WPS is looking at offering free personal protection classes to be given by Universal Kempo-Karate for Woodmoor residents. There would be 3 different classes available. The classes would be free in exchange of Universal to handout and market their Karate classes.

12. Architectural Control Report – Rouse reported 9 projects for February saying that projects are normally down this time of year. He said that he has another person to join the ACC Committee for 2013.

Motion:
Rouse made a motion to appoint Bob Gountanis to the ACC Committee as a 2013 member, seconded by Suhr. The motion passed unanimously.
Rouse also informed the board on his timeline for the Design Standards Manual review and that the DSM sub-committee will start the review on March 28 including construction materials:

1. Full ACC review in 2 weeks
2. Board review 4 weeks
3. Member review in 6 weeks
4. Then the ACC will review the Multi-Family section

13. Forestry Report – Gross reported there were 10 forestry evaluation requests and 18 YTD. He said WIA participated in the CSFS Seedling Program (deadline Mar 30) but this year was probably not the best year for participation due to continued drought conditions. He said there was no news yet on the 2013 Fuels Reduction Grant and expects to receive this news late March to April timeframe. The newly created 12 page Action Plan Bulletin was mailed out to residents as of March 25th. Wildlife activities occurring soon:

* Sat, April 06: Pikes Peak Wildfire Prevention Partners Workshop
* Wed, April 17: Wildlife Preparation Discussion Panel at PRHS 7pm
* Wed, May 01: Defensible Space Community “How-To: class at the Barn 7pm
* Sat, May 18: WIA Chipping Day
* Other activities in June and later

14. Common Area Report – Murray reported that deck bids (4) were completed, that the ACC has reviewed and approved the plans and that a contractor has been selected. The main structure beams will remain with some replacement and new composite materials will be utilized with powder coated metal balusters. The railing height will be higher than we have currently.

Motion
Murray made a “motion to approve the new WIA deck with the cost not to exceed $41,500”, seconded by Rouse, the motion passed unanimously.

He also said that plans are underway for the planting bed and pots for spring planting. In addition, the disturbed grassy areas will be reseeded same time. He said a new interior door (steel insulated with a fire rating of 2 hours) between the WIA admin and the barn was replaced as it was broken, and was hollow core. Also, the new door is more soundproof.

Upcoming projects include: new door stops for the exterior barn doors; sand and paint mailbox. He said WIA has begun soliciting bids for the spraying of noxious weeds and mowing of the common areas. Murray stated that we need to replace the old conference room tv and replace with a flat screen for the wall that provides for the necessary inputs (USB,HDMI,RGB) to utilize for training, budget, forestry and board meetings.

Motion
Murray made a motion “to purchase a 55” flat screen tv to be wall mounted in the conference room not to exceed $1000”, seconded by Rouse, the motion passed unanimously.

Old Business

15. Governing Docs Revision – Beseau reported that consents continue coming in slowly and that (561) are still needed for the Declaration of Covenants Revision to pass. Staff will continue soliciting consents from “walk in” residents and placing phone calls & emails. One board member has volunteered to go door-to-door.

New Business

16. WIA Liability Insurance – Hale said that WIA’s Insurance renewal was reviewed and accepted for April 2013-March 2014. He said that all insurance’s are going up and that we saw a 6.5% increase from last year.
Hale made a motion “to approve the 2013 WIA Liability Insurance package in the amount of $53,304”, seconded by Suhr, the motion passed unanimously.

The meeting adjourned @ 8:23 pm.

Jeff Gerhart, Secretary

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Date