WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
April 23, 2014

EXECUTIVE SESSION – 6:15pm – 7:00pm

One (1) personnel and one (1) legal matter was discussed.

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 7:02pm.

   Board members present: Jim Hale (President); Jeff Gerhart (Secretary); 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); excused.

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

   Visitors present: 2 residents, Jessie Shaffer and Randy Gillette (Woodmoor Water & Sanitation), and Jackie Burhans (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 Schoemaker. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the March 26, 2014 meeting minutes. There was one (1) change: under Presidents report, of NEPCO update from Gross, change last sentence in third paragraph to: “He also said that a report was given by a DORA representative who explained that they receive complaints and statistics but do not verify or enforce the input”. A motion to approve the March 26, 2014 meeting minutes was then made by Gross, seconded by Gerhart. The motion carried unanimously.

4. Owners Comments. – Jackie Burhans asked if wooden fences were a fire safety factor and did WIA look at other materials. Rouse stated that other materials could be looked at during and ACC Committee meeting. Burhans also stated that recently vehicles were parked on Woodmoor Drive (behind the sports field of the high school) and that it created a big safety issue with vehicles not being able to pass without going into the oncoming lane. Hale requested that the WPS Chief keep an eye on it and report it to the school.

Reports

5. President’s Report – Hale reported that effective April 01, 2014, WIA HOA Manager (Matt Beseau) has been promoted to Chief Operating Officer (COO) of the WIA by the Board of Directors. All of WIA will be under the COO (Beseau), including Woodmoor Public Safety (WPS). Hale said that Chief Nielsen will still oversee the officers but Chief Nielsen will focus
more on Public Safety issues and WPS reporting and Beseau will oversee all of WIA including all administrative functions of WIA.

Hale also said that WIA Vice-President (Reimann) is helping to lead re-writing the WIA Employee Handbook. She has held meetings with the employees and Hale said the revision should be completed soon.

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

7. HOA Manager’s Monthly Report – Beseau reported on the following:
   * Reserve Study completed and final revision update should be finalized shortly
   * Manager & WPS Chief attended the CAI Seminar “How to Best Protect Your Community” on April 08, 2014. Information will be forwarded to Firewise Comm.
   * Spring newsletter will be sent out in May
   * Employee handbook revision underway
   * Manager/COO (Beseau) and Forestry Director (Gross) will be attending a CAI Presentation “Are You Prepared for Nature’s Wrath” on May 06, 2014. This is being presented by the Colorado Springs Office of Emergency Management and Fire Department

8. Treasurer’s Report – Schoemaker reported for March 2014 monthly expenses of $57.3 and YTD of $185k, leaving us 10.5% under budget YTD. March income was $16.3k. He said that typically the first quarter is usually under budget and that WIA is in good shape.

9. Covenants Report – Stensland reported for March covenants statistics: 63 violations with 4 going to hearing, 10 HOA checks ($1750 in revenue). An initial review of the Rules & Regulations Parts I-IV was held April 14, 2014 at 6:00pm, which was an open meeting.

The next scheduled Hearing Meeting will be held on April 14, 2014 at 6:15pm. Directors who volunteered to attend were: Rouse, Hale, Gerhart, Suhr, and Ponti.

10. Public Safety Report – Suhr and Chief Nielsen reported on the following:
    * The Coyote/Wildlife Management Plan draft has been completed and Nielsen will meet With the Colorado Parks and Wildlife officer for review
    * Nielsen passed out copies of the two (2) new WPS plans for the boards review:
      a. Patrol Plan-ensures all roads in WIA are patrolled on a consistent basis
      b. Safety Plan-identify safety hazards & implement quarterly safety meetings
    * Residents in the Doewood Drive area north of Woodmoor Drive to Ridgeview Circle are establishing a Neighborhood Watch Area. The meeting held on April 14, 2014 had an excellent turnout. If anyone else wants to form one in their area-please let Chief Nielsen know.
    * WPS is looking at adding signage “This Area Patrolled by Woodmoor Public Safety” to the areas at busy streets and entrances to WIA. There would be 24 (18x24) with colors TBD. Nielsen will get costs calculated before asking the board’s approval.
    * Nielsen asked for permission to sell the old smart trailer (remove electronics board) for $55. The board discussed and approved.

11. Architectural Control Report – Rouse asked Chief Nielsen to have the ACC approve the signage. Rouse said that the ACC Administrator is now approving the majority of regular projects in office and that the ACC recently approved the new Forestry signs which will be (1) one section of split rail fencing to hold banners for events.
12. Forestry Report – Gross reported there were 15 forestry lot evaluation requests for the year.

- As of April 05, 2014, WIA is a member of the Pikes Peak Wildfire Prevention Partners (PPWPP)
- The tree service contractor list was updated
- Four Forestry volunteers attended the April 12, 2014 “Surviving Wildfire- It Takes a Community” workshop learning about community education suggestions
- 2014 Common Area forestry work bids received and a contract has been accepted to begin work at the following (3) common areas: The Marsh, The Point, and Piney Trail
- Anderson Tree has agreed to location, fees, and dates to support the 2014 Woodmoor slash disposal days which will be open to the Tri-Lakes area. They will be held 8am-4pm on 5/17, 06/21, 07/19, 08/16, 09/13, and 10/11.
- Will be contacting bordering HOA’s to help support Slash/Chipping days
- 6-7 Firewise volunteers have pre-registered for the CSU Ext Service Wed. Apr 30 at the Monument Library. 6 new forestry volunteers attended Firewise training given by Jim Woodman April 16
- Upcoming 2014 Firewise & Forestry events:
  * “Do it Yourself Fuels Mitigation Principles”, Saturday, April 25, 14 at the Barn
  * Chipping/Slash Disposal Days
  * Firewise Community Day, Saturday, June 21, 2014 at the Barn
  * Panel of Experts Community Discussion Meeting TBD

13. Common Area Report – Ponti reported that the re-surfacing of the parking lot as approved by the board was mostly done and would be completed soon. He also reported that we are on or under budget with this project.

Old Business
14. R & R’s Revision- Hale stated that this was covered under the Presidents report but that Reimann was working with the WIA Manager/COO to accomplish this task.

New Business
15. Woodmoor Water (WWSD) Presentation – Jessie Shaffer from WWSD presented a “State of the District Address” to the WIA board. He discussed important topics, explained that they are a special services district, talked about their renewable water plan and recent actions, explained cost of water/wastewater service, Woodmoor rate setting & structures, announced the new GID/MGID rate structure, costs of water (well vs. renewable), the JV Ranch acquisition and contract with it. Shaffer and Randy Gillette of WWSD answered board questions. The information is to be posted on the WWSD website at: www.woodmoorwater.com.

Motion:
A motion was then made to adjourn by Hale, seconded by Gross and the formal meeting adjourned @ 8:40 pm.

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Jeff Gerhart, Secretary
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Date