WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
April 24, 2013

EXECUTIVE SESSION – 6:15pm – 7:00 pm

Three (3) legal matters were discussed.

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 7:01pm.

Board members present: Jim Hale (President), Kirstin Reimann (Vice President), Tom Schoemaker (Treasurer), Anne Stevens-Gountanis (Member at Large), 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: Jeff Gerhart (Secretary) excused.

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

Visitors present: Ed Miller, Liz Miller, Allan McMullen, 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 #17 LaPlata, and #18 WIA Newsletter under new business. There were no other changes. Reimann then moved to approve the agenda, seconded by Gross. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the March 27, 2013 meeting minutes. There were no changes. A motion to approve the March 27, 2013 meeting minutes was made by Gross, seconded by Reimann. The motion carried unanimously.

4. Owners Comments. – Member Ed Miller requested to speak with the Board at the end of the meeting.

Reports

5. President’s Report – Hale stated that WIA is busy preparing for summer and the events scheduled. He said that WIA is transitioning to a new local bank and that the new phones have been installed.

6. Tri-Lakes Views Presentation – Allan McMullen presented on their public art in the tri-lakes region which is a community sponsored organization. He requested that the WIA Board support them by becoming a member which includes a small statue (rotating each year) at a cost of $600. WIA would have to purchase a pedestal and add the statue to their insurance coverage. Discussion was held and it was determined that WIA would take this under consideration at next budget for next year.
7. Vice-President’s Report – None

8. HOA Manager’s Monthly Report – Beseau reported on the following:
   a. The new Cisco phone system was installed and we have all extensions setup
   b. WIA received insurance policy copy for April 13 – April 14
   c. New employee (Sherrie Smith) completed 1st 90 days and meets all requirements
   d. The new WIA Facebook page to be created by Amy Smith approximately within 30 days

9. Treasurer’s Report – Schoemaker reported that a new line graph (copies distributed to all board members) showing how we are performing against the budget will be utilized at each meeting. He updated the board on the transitioning of funds to a newly selected local bank to be completed in the next several weeks. 1st quarter expenses at 21.0% which are 3.5-4.0% under budget.

10. Covenants Report – Hale reported on covenant statistics for March stating there were 134 violations logged. He stated the violation types with the higher number consisting of: Ext maint 15, Junk, toys/garbage 20, Nuisance 7, seasonal items 37, Slash 15, and Trailers 10. Beseau requested board volunteers to attend the May hearing meeting.

The next scheduled covenant hearing meeting will be held on May 8, 2013 at 6:30pm. Board members already scheduled to attend: Reimann, Stevens-Gountanis, Murray, Schoemaker, and possibly Gross (?).

11. Public Safety Report – Nielsen reported that there has already been a first bear sighting which was a mother and 2 cubs. DOW has relocated 4 bears from EL Paso County. The repairs on the 2011 patrol jeep were completed.

WPS will be conducting a road survey Monday to log any trouble spots in reference to: potholes, sunken pavement, broken patches, decaying shoulders, or any other problems. WPS will then report to El Paso County DOT on the condition of the roads so they can evaluate for repairs.

*WIA/WPS will be hosting a workshop for Personal Protection classes for teens 12 years and older and adults, given by Universal Kempo-Karate for Woodmoor residents. To be held Saturday, May 11th from 10:00am-12:30pm. It is free to WIA residents and their families but classes will be limited to 30 people. If more than 30 register, another session may be scheduled. It will be a first come-first served. To register, residents must call Woodmoor Public Safety to reserve their spot.

12. Architectural Control Report – Rouse reported 35 projects for March as follows: decks 6, driveway 2, dumpster 5, fence 2, garage 1, drainage 1, landscape 1, lattice 1, mailbox 1, major mod 1, other 2, paint 2, reroof 2, siding 3, window/door 4. He said the Design Standards Revision sub-committee completed the first run. The revision now goes to the ACC Committee (once edited) then board review and then posted on the website for review.
13. Forestry Report – Gross reported there were 8 forestry evaluation requests for April and 26 YTD. He said WIA participated in the CSFS Seedling Program and there was minimal resident participation. He also said we are awaiting the status of WIA’s application on the 2013 Fuels Reduction Grant and expects to receive this news late March to April timeframe. Common Area forestry work has been delayed due to weather and logistic issues. Activities occurring soon:
* Tues, April 30: 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 at the Woodmoor Drive Fire Station
* Sat, June 29: Firewise Day at the Barn

14. Common Area Report – Murray reported on the planned upcoming projects:
* The deck replacement work begins April 25, 2013
* The planting for the front building area will occur in early May
* The mailbox will be sanded and painted
* Currently getting bids for spraying noxious weeds and for mowing of the Common Areas

Murray said that due to El Paso County building requirements, the previously approved deck replacement cost needs to be increased due to extra beams for the structure. There was discussion.

Motion
Murray made a motion “to approve the new WIA deck with the additional cost not to exceed $44,000”, seconded by Reimann, the motion passed unanimously.

Hale asked Stevens-Gountanis if there was an update for NEPCO. She said there was none. Gross stated that Woodmoor Water & Sanitation has completed a study on best grass types for the area and that WIA should consult with them.

Old Business
15. Governing Docs Revision – Beseau reported that consents are coming in slowly and that (559) are still needed for the Declaration of Covenants Revision to pass. All staff will continue soliciting consents from “walk in” members placing phone calls, emails and informing new members.

New Business
16. Monument Hill Country Club – Hale briefed the board on the status of the club. He said he held a meeting with Woodmoor Water and Monument Hill Country Club 3 weeks ago to get discussion going. A real problem for the club is the retention pond. He informed the board that MHCC is now in receivership and that a management company (Touchstone Golf) has been appointed to run the club while in transition. While the club in checking their options Hale said he wants to communicate with them and help if possible as this affects up to 200 residents.

17. LaPlata - Hale informed the board that LaPlata Communities (A Master Developer) has approached the WIA for options and ideas for potential building off of Lower Lake Road and the Dunes area off Woodmoor Drive North of the Fire station. One idea they discussed was to trade some of their land for common space, but a 2/3 vote of the membership would be required. No plans have been presented at this time.

17. Newsletter – Hale informed the board that Monument Hill Country Club currently does our newsletter, but in light of the recent receivership may be unable to continue. Discussion was held as to whether we continue a hard copy mail out. One option is to no longer continue doing a mail out or just mailing them out to members who request it. Otherwise it would be available
on the website and we also send it bi-monthly in a WIA email blast for members who have signed up for the email. Further discussion will be held on this matter.

Member Ed Miller commented to the board concerning having a Director at Large position.

The meeting adjourned @ 8:02 pm.

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Jeff Gerhart, Secretary
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Date