WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 22, 2013

EXECUTIVE SESSION – 6:15pm – 6:52 pm

Three (3) legal matters were discussed.

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 7:00pm.

   Board members present: Jim Hale (President), Kirstin Reimann (Vice President), Jeff Gerhart (Secretary), Tom Schoemaker (Treasurer), Anne Stevens-Gountanis (Member at Large), W. Lee Murray (Director of Common Areas), Eric Gross (Director of Forestry), Darren Rouse (Director of Architectural).

   Board members absent: Per Suhr (Director of WPS), excused.

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

   Visitors present: Tommy Schwab (resident) and Harriet Halbig (Our Community News).

2. Approval of Agenda – Hale asked if there were any changes to the agenda. Hale stated that he had a few changes: under reports, add #14 to include monthly report by Community Affairs Director, under Old Business make #14 now #15, under New Business #16. Monument Hill Country Club, #17 WIA Newsletter, and add #18 Re-organization for current Board Member. There were no other changes. Reimann then moved to approve the agenda, seconded by Gerhart. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the April 24, 2013 meeting minutes. There were no changes. A motion to approve the April 24, 2013 meeting minutes was made by Gross, seconded by Reimann. The motion carried unanimously.

4. Owners Comments – Member Tommy Schwab informed the WIA board that he would like to have access to the Woodmoor Water & Sanitation property spillway berm and west side of the lake for walking. He stated that Lake Woodmoor is the only body of water in the Tri-Lakes area that has no access and he doesn’t know why. Hale agreed that he would be willing to be part of a discussion with the WW&S board on this subject.

   Reports

5. President’s Report – Hale stated that WIA has been busy with the Chipping Day, replacing the barn deck, working on the Design Standards Manual (DSM) and many other things as we are in a busy season.

6. Vice-President’s Report – None

7. HOA Manager’s Monthly Report – Beseau reported on the following:
   a. Beseau and ACC Administrator (Bob Pearsall) attended a Community Association Institute (CAI) seminar May 14, 2013 for Summer Projects and dealing with contracts.
b. Beseau will receive a Colorado Legislative update by CAI or Hindman Sanchez in June and report new information to the board.

c. The new WIA Facebook page is ready to go and will be announced to the membership in the June newsletter.

8. Treasurer’s Report – Schoemaker reported that we are 4% under budget YTD and said that this may fluctuate during the quarters as some large expenditures are yearly like the insurance premiums. He said the bank transition is basically complete.

Schoemaker informed the board that Waugh & Goodwin completed our yearly audit and there were no issues. Written report to follow and be furnished to WIA in approximately two (2) weeks.

9. Covenants Report – Hale reported on covenant statistics for April stating there were 137 violations. He stated the violation types consisted of: animal 3, boat 3, excess vehicle 1, exterior maintenance needed 11, fencing 9, junk/toy/garbage 21, no acc approval 9, nuisance 4, open fire 1, permits 3, RV 4, seasonal items 20, signage 2, slash/dead tree 22, vehicles off drive 6, and Trailers 10. Beseau requested board volunteers to attend the June hearing meeting.

The next scheduled covenant hearing meeting will be held on June 12, 2013 at 6:30pm. Board members scheduled to attend are: Hale, Reimann, Stevens-Gountanis, Murray, and Gross.

10. Public Safety Report – Nielsen reported that the last day of school is May 23, 2013. Please watch for kids and pedestrians over the summer.

WPS completed a road survey on the condition of roads throughout Woodmoor. They found 11 road areas that require immediate attention due to pot holes, etc as a safety factor and forwarded this list to DOT and received a reply from them.

WPS caught 3 kids that broke into one of the high schools and turned them over to EPSO. A total of 5 kids were cited for criminal trespass. State Patrol had a vehicle pursuit that began in Colorado Springs and terminated in Larkspur. Two (2) suspects were later found by a WIA resident in their home and they were arrested.

11. Architectural Control Report – Rouse reported 38 projects for April as follows: awning 1, basketball 1, deck 4, driveway change 2, dumpster 2, fence 3, flagpole 1, garage door 1, landscape 2, new construction 1, other 3, playground equip 1, pod 1, paint 5, reroof 4, shed 1, siding 1, and window/door 4. He said the Design Standards Revision (DSM) in now in Phase II in reviewing for 3 meetings and then goes to the board for review in late June-early July.

12. Forestry Report – Gross reported there were 58 new forestry evaluation requests (including 24 that were received during chipping day). He said there were 144 participants with 202 loads of slash for the May 18 Chipping Day. There were 17 volunteers and staff for the event. Gross reported on the following:

* Members of Firewise to discuss home ignition reduction materials in DSM review
* Wildfire Action Plan/Preparedness Community Meeting held April 30, ’13 (65 attendees)
* Defensible Space Evaluation DIY Class held on May 01, ’13 (16 attendees)
* WIA awarded $30,000 WUI Fuels Reduction Grant
* Sat, May 18: WIA Chipping Day at the Woodmoor Drive Fire Station
* Sat, June 29: Firewise Day to be held at the Barn
* 5 new Forestry volunteers signed up
* Feedback/resident concerns: cigarette butts along roads & smoldering campfires on Mt. Herman Rd.
13. Common Area Report – Murray reported on the following Barn & Grounds Upcoming items:
   1. Top soil coming in to fill new circle planter and pots. Grass re-seeding will be done, plants/flowers/possible fountain.
   2. Will sand and paint mailbox in May (currently rusting).
   3. Finalizing bids for spraying of noxious weeds and mowing of the common areas.
   4. Replace broken stop sign at entrance (was broken during a barn rental)
He said the WIA Barn Deck replacement with composite materials has been completed.

14. Director of Community Affairs Report – Stevens-Gountanis reported that at the last NEPCO meeting a company presented on how to design a low maintenance/low water landscape and best space utilizations. There were also consumer education topics.

Old Business
15. Governing Docs Revision – Beseau reported that consents are still coming in slowly and that (554) are still needed for the Declaration of Covenants Revision to pass. Staff continues to solicit consents from “walk in” members placing phone calls, emails and informing new members.

New Business
16. Monument Hill Country Club – Hale reported that he was pleased to see that Woodmoor Water has created a new tier rate structure on water usage for non-potable water customers thus providing an agreement that provides relief for the Monument Hill Country Club.

17. Newsletter – Hale informed the board that due to Monument Hill Country Club no longer processing our newsletter, the cost and resident feedback, he proposes that WIA do one more newsletter mail out with articles on the main resources available to the residents, and discontinue any further newsletter mail outs at this time. Discussion was held on the matter and it was decided that after this June newsletter mail out, newsletters will only be sent via email blast and posted on the website. Copies can be picked up in the office.

Motion
A motion was made by Rouse “to print and mail out one (1) more newsletter with directions on their resources and discontinue mailing of the newsletter”, seconded by Reimann, the motion passed unanimously.

18. Board Re-organization – Hale stated that since Anne Stevens-Gountanis represents WIA at NEPCO and is a member of Kiwanis he would like to propose changing her board title from “Member-at-Large” to Director of Community Affairs. He said she should also attend any I-25 Corridor meetings, Hwy 105 expansion meetings and other related interests to WIA.

Motion
A motion was then made by Hale to “appoint Stevens-Gountanis as Director of Community Affairs”, seconded by Gerhart, the motion passed unanimously.

The meeting adjourned @ 7:58 pm.

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Jeff Gerhart, Secretary

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Date