WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
June 24, 2015

EXECUTIVE SESSION – 6:15 pm – 6:58 pm

There were two personnel matters discussed and one legal matter.

BOARD MEETING –

1. Call to Order – Hale called the meeting to order at 7:00 pm.
Board members present: Jim Hale (President); Peter Bille (Secretary); Tom Schoemaker (Treasurer); Per Suhr (Director of WPS); Alan Bassett (Director of Common Areas); Mark Ponti (Director of Architectural Control); and Rich Wretschko (Director of Covenants).

Board members absent: Erik Stensland (Vice-President); Jennifer Cunningham (Director of Community Outreach). Both were excused.

Staff in Attendance: Kevin Nielsen (WPS Chief); Denise Cagiaro (Interim HOA Manager).

Visitors present: 2 residents including the reporter (Our Community News).

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

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the May 27, 2015 meeting minutes. There were no changes. A motion to approve the May 27, 2015 meeting minutes was made by Suhr, seconded by Bille. The motion carried unanimously.

4. Owner Comments – None.

Reports

5. President’s Report
   - Hale reported on the Highway Advisory Commission meeting. He stated that due to budget constraints, the County is continuing to use older equipment, instead of buying new equipment. They are also short one mechanic.
   - Hale reminded everyone that fireworks remain illegal in Woodmoor. Just because we had approximately 12” of rain in May, does not mean that we couldn’t have a fire.

6. Vice-President’s Report – There was no report as Stensland was absent.

7. Manager’s Monthly Report
   - Cagiaro reported that she has been assisting WPS with the transporation of the WPS vehicles to Colorado Springs for the necessary work to get the new vehicle equipped and the old vehicle detailed for sale.
   - Cagiaro reported that we had a few unanticipated issues with the computer install that took place on June 14th. She was at the office with Albert for about 4 hours on Sunday. She then worked closely
with him throughout the following week to resolve the minor issues. He will be installing the new router soon, which will speed up the internet connectivity.

- Comcast will not be able to get us online until mid to late August. This will speed up the connection even more.
- Chipping Day is Saturday, July 18th from 9 am to 4 pm at Lewis-Palmer Middle School. The banners are ready to be picked up and will be displayed soon. It will be announced in the newsletter, as well as on the website, and an email blast will also be sent out.
- Cagliaro reminded everyone that newsletter articles are due.

8. Treasurer’s Report
- Schoemaker reported that we had approximately $10,000 in income and $60,000 in expenses in May. We are under budget approximately 6%, however we are coming into our highest expense months with mowing and spraying of the Common Areas, etc. We currently have 76 unpaid accounts, and are ahead of last year on collections.

9. Covenants Report
- Wretschko reported that WIA had 64 violations in May, and four remain unresolved and possibly going to hearing. The violations highest number of violations were for barking dogs and fencing. There were 28 HOA checks.

10. Public Safety Report
- Suhr reported on the following:
  - Had one confirmed bear sighting which appears to be the cinnamon colored bear we’ve had in the past. They did not see any cubs.
  - Had one report of 2 mountain lions near The Point common area. This is unusual as mountain lions are typically loaners and do not run together.
  - The 2015 Jeep is done and in service with decals and equipment installed.
  - We are having the 2011 Jeep detailed and decals removed and will post an ad on Craigslist for $10k. Average trade in value is $10,650 by NADA, fair condition retail from KBB is $10,300. Nielsen would like to have prior Board approval to sell the Jeep for $8,500 and anything less than that he will get Board approval first. Approved.
  - Reminder to all that all fireworks of any kind are prohibited in Woodmoor. Using fireworks could result in a violation notice being issued, and the fines for fireworks violations start at $500. Signs and banners are up.

11. Architectural Control Report
- Ponti reported there were 53 projects approved in May. Of those, 35 were approved in office and two were disapproved. This remains above a 97% approval rate for the year.
- La Plata has paid their $14,000 administrative fee, as well as their $140,000 compliance fee.
- After some discussion and explanation a motion was made by Ponti, and seconded by Wrettschko, to institute a “non-compliance administrative fee” of $50 for miscellaneous projects that do not get submitted for pre-approval. The fee will start being assessed January 1, 2016. Motion passed unanimously. This will be put in the newsletter and on the website. Residents with unapproved projects will have a grace-period until January 1, 2016 to submit their projects for approval without having to pay fee.

12. Forestry Report
- Hale reported for Stensland that the Chipping Day is scheduled for July 18th.
- There were 6 requests for Forestry evaluations – 5 for general forest health and 1 for possible disease/pests. There were 2 friendly Forestry letters sent regarding dying trees.
13. Common Area Report
Bassett reported on the following:
• New server and computer work stations were installed on the weekend of June 13 & 14. These were Reserve Study items.
• Minor electrical repairs (lighting ballasts) were installed by contractor in WPS office and Covenants office.
• The Covenant Administrator’s office was moved into Matt’s old office.
• Fish were stocked in Wild Duck Pond and Lower Twin Pond on Friday, June 20. There were 25 trout, 2 carp, and approximately 1000 minnows per pond.
• Mowing of the common areas delayed due to wet weather creating an excess water issue. Mowing scheduled to begin on Fairplay Median and North Park the week beginning 6/29.
• Bob spoke with El Paso County Roads regarding the parking area that is a mess at The Marsh. El Paso County will not approve a culvert and road base only. They will approve a driveway access permit for a small, paved parking area (3 to 4 spaces). Neighbor notifications to go out once bids are received, but prior to construction. The Board also asked that we get bids on adding additional parking at Toboggan Hill.
• The Great American Cleanup Day has been cancelled this year due to a large volunteer effort by the Cub Scouts and The Classical Academy to pick up litter along the roadways and common areas in Woodmoor.
• Benches (2) are to be assembled and installed at The Meadows and Upper Twin Pond area.

14. Community Outreach Report
Hale reported for Cunningham on the following:
• The methadone clinic in downtown Monument (on Front Street) is set to open mid July to early August. A representative will be making a presentation at an upcoming Board of Trustees meeting, date to be determined. Cunningham will post on FaceBook and NextDoor as soon as the date is announced.
• The last of the Monumental Movie nights is Thursday, June 25. It will be E.T. Activities start at 7, movie will start around 8:20. Arrive early to get a good seat.
• Concerts in the Park begin tonight (Wednesday, June 24). A different band will perform every Wednesday night from now until July 29th. Concerts begin at 7 pm. Tonight’s band is Wirewood Station, a country/blue-grass style.

Old Business
• Hale announced that the Board had posted the Manager position on CAIs website approximately 30 days ago. They received one resume. An interview will be scheduled in the near future.
• Bille reported that the website is to be redesigned by our current database administrator.
• Bille reported that the new computer install went well. Comcast, once installed, will offer WIA better internet access, wifi in the Barn, with the possibility of a large screen tv to be purchased and installed in the Barn.
• Hale reported that we are still working on a pavilion to be installed in the center island at the Barn.

New Business
• Hale reported that he attended the Woodmoor Water & Sanitation meeting on June 11th. The availability service fee on vacant lots went from $25 to $75 per year.
• The WIA Board will look into inviting a representative from Woodmoor Water & Sanitation to the September Board meeting to answer resident questions.
• Schoemaker did not have any updated information to report regarding collection accounts.
The meeting adjourned at 7:34 pm.

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Peter Bille, Secretary

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Date