WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
June 26, 2013

EXECUTIVE SESSION – 6:15pm – 6:52 pm

One (1) Contract and (1) Legal matter were discussed.

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 7:00pm.
Board members present: Jim Hale (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: Kirstin Reimann (Vice President) on vacation.

Staff in Attendance: Kevin Nielsen (WPS Chief).


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 Gross. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the May 22, 2013 meeting minutes. There were no changes. A motion to approve the May 22, 2013 meeting minutes was made by Gross, seconded by Stevens-Gountanis. The motion carried unanimously.

4. Owners Comments – Hale stated he assumed all owners present were there for John Vincent’s discussion of the Black forest Fire. Comments were tabled until John’s discussion.

Reports

5. President’s Report – Hale thanked the combined Fire departments in the area for their efforts to save homes in Woodmoor from the Black Forest Fire. He thanked local voters for approving the Tri-Lakes Fire Department mil levy increase. He thanked Gross and the Firewise Committee volunteers for their fire mitigation efforts in Woodmoor and Woodmoor residents for their fire mitigation efforts.

6. Vice-President’s Report – None

7. HOA Manager’s Monthly Report – Hale briefly discussed efforts underway to upgrade office equipment to enable WIA to digitize some 40 years of Woodmoor documents. This will relieve document storage pressure in the office and provide a means of offsite storage for backup.

8. Treasurer’s Report – Schoemaker reported income and expense status for the month. He reported that WIA has a back CD that is maturing and that is in the process of finding another investment for those funds.
9. Covenants Report – Hale reported on covenant statistics for May stating there were 122 violations. He stated the top 5 violation types consisted of 1) slash/dead tree, 2) signage, 3) permits, 4) no acc approval and 5) exterior maintenance needed.

10. Public Safety Report – Nielsen reported that his team had completed firearms training.

He reported that WPS had submitted to DOT the road survey on the condition of roads throughout Woodmoor they had completed last month. As of this month 10 of those 11 road areas had been repaired. Lower Lake Road had not been repaired and another request has been sent to have that street repaired.

Nielsen reported that WPS had completed a survey of areas and or intersections where trees may be blocking stop signs, obstructing views for vehicles onto another street, or where the trees have encroached onto the street making traffic go into the other lane to avoid the trees. Thirty one different areas were found that need attention. A report was forwarded to EPCDOT.

Nielsen noted that the Black Forest fire has prompted a proactive approach to off-drive parking (parking a hot car over grass in a yard, etc which can initiate a grass fire). Thirty plus violations were found and WPS contacted residents to move the vehicles. Only 3 violations will be turned over to covenants.

Nielsen reported that WPS has contracted for a new cell phone plan after one of the WPS cell phones was lost. It was more cost effective to switch to Verizon than pay for the replacement phone under the existing Sprint contract.

Nielsen will be on vacation July 2nd through the 10th.

Nielsen also reported that WPS will have a zero tolerance for Fireworks ignited in Woodmoor over the 4th of July Holiday.

11. Architectural Control Report – Rouse reported 55 projects for May. He said the Design Standards Revision (DSM) final team review is scheduled for 6/27/2013 and then goes to the board for review in late June-early July. He hopes to have the document done by the end of the summer.

12. Forestry Report – Gross reported there were 57 new forestry evaluation requests in June (25% forestry and 75% firewise). He also reported that the 2013 COMMUNITY FIREWISE DAY will be held Sat, June 29th – Barn 9:30am to 2:30pm.

Gross reported on the following:

- Training continues for 6 new volunteers.
- MPB flight season begins July 1st and last through October 1st.
- COMMON AREAS: Scrub oak removal and selective limb-up along the Common Areas bordering private property has begun.
- The Black Forest Wildfire scare has mobilized a record number of homeowners performing wildfire fuel mitigation in Woodmoor.
- Woodmoor did have some “panic” tree cutting due to the closeness of the Black Forest Wildfire. This is discouraged.
- Woodmoor is implementing a $30,000 Fuels Reduction Grant awarded on 5/17/2013.
  - The grant start date was June 1st and continues until 9/30/2014 or until funds run out.
• There is word that Denver passed legislation to continue the 2008 tax credits for wildfire fuel mitigation as well as another law aimed at helping entire communities do mitigation. We will look into those in the coming weeks.
• Woodmoor has many slash piles building up in our neighborhood. Many homeowners are wondering if we are going to organize another Chipping Day. We will discuss.
• Pioneer has modified their slash services – the fee is still $10 but the per-load volume has been reduced to be level with the pickup bed or 3-feet deep on a trailer.
• Gross is contributing to DSM Manual revision discussions w.r.t. current home ignition reduction materials and practices.

13. Common Area Report – Murray reported on the following:
   1. New circle planter and pots have been filled with top soil and flowers have been planted in the planter and pots.
   2. Mowing is underway in Woodmoor. Might be complete as early as July 2nd, 2013.
   3. Noxious weed spraying has been complete.
   4. Work on the fountain in the front at the barn is underway.

14. Director of Community Affairs Report – Stevens-Gountanis reported that she attended the Community Meeting at Palmer Ridge High School following the Black Forest fire. She reviewed some of the physical and psychological impacts of the fire discussed at the meeting. Proper tree density and lot undergrowth were discussed as issues and elements to protecting homes in a fire.

Old Business
15. Monument Hill Country Club – Hale reported that the pond was filled on the fairway behind Stevens-Gountanis’s home off Augusta. Stevens-Gountanis confirmed that it had been filled.

Hale reported that the Club was open but would go to auction in September 2013.

New Business
16. LaPlata Plans – Rouse commented on ongoing discussions with LaPlata Communities regarding the development of the property between Moorwood and the Fire Station. Plans will be going through the WIA ACC for approval.

The formal meeting adjourned @ 7:45 pm with an open forum following regarding the Black Forest Fire with Tri-Lakes Fire Marshall, John Vincent.

Jeff Gerhart, Secretary
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Date