WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 23, 2014

EXECUTIVE SESSION – 6:15pm – 6:57pm

Two (2) 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); 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: None

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

   Visitors present: 8 residents, and Jackie Burhans (Our Community News).

2. Approval of Agenda – Hale asked if there were any changes to the agenda. Hale added two (2) items: # 17 Approval of WPS Contract; and #18 Homeowner fine appeal. Ponti 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 June 25, 2014 meeting minutes. There were no changes. A motion to approve the June 25, 2014 meeting minutes was then made by Gross, seconded by Gerhart, and the motion carried unanimously.

4. Appoint new board member –
   Hale reported that he had received the resignation of Kirstin Reimann (07/03/14) due to her family moving out of state for work. Hale thanked Reimann for her service to the board and the community.

   Hale then stated that he would like to nominate (secretary) Jeff Gerhart for the position of vice-president. Discussion was held.

   Motion:
   Hale made a motion to nominate Jeff Gerhart for the vacant position of vice-president, it was seconded by Suhr, and the motion passed unanimously.

   Hale then opened the floor to let the (4) candidates speak to give a short bio of themselves and each were allowed five (5) minutes. The candidates were: Richard Wretschko, Scott Towne, Alan Bassett, and Estelle Remington.

5. Owners Comments. – None


**Reports**

6. **President’s Report** – Hale reported that work is well underway on the County Line Road improvements to reduce the hills and dips. He also thanked the Director of Forestry (Gross) for another successful slash day.

7. **Vice-President’s Report** – No report.

8. **HOA COO/Manager’s Monthly Report** – Beseau reported on the following:

   * Reported that he has finally contacted (2) owners of the Walters Trust to have the large parcels mowed (approximately 130 acres). They are working on securing a mowing contract.

9. **Treasurer’s Report** – Schoemaker reported June 2014 monthly expenses of $62.5k and YTD expenses of $387.6k (45.4%), leaving us slightly under budget YTD. He said that some expenses are higher in the summer on average of $50-62k. Schoemaker said the first ½ of the year included the purchase of a new WPS vehicle; repaving the asphalt parking lot; replace 3 new furnaces & 3 A/C units; and a hot water heater. He said all of these items were planned and budgeted expenses out of reserves.

10. **Covenants Report** – Stensland reported June covenants statistics of: 77 violations with 4 going to hearing, and 30 HOA checks performed. The higher number of violation categories were: 24 exterior maintenance; 11 no acc approval; and 13 slash/trees.

   Stensland updated the board on the Rules & Regulations Parts I-IV revision. He said he was happy to say that the review has been completed and that the red-line edit stills needs to be finished before we publish the 1st draft (hopefully Sept 01 timeframe). WIA plans to make it available to the residents and either hold a meeting or do an email blast for resident feedback. He said the board will review and then have our attorney review before approving the final draft.

   The next Hearing Meeting will be held on August 13, 2014 at 6:15pm. Directors who volunteered to attend were: Stensland, Hale, Gross, Suhr, and Ponti.

11. **Public Safety Report** – Suhr and Chief Nielsen reported the following:

   * We have the 2008 Jeep currently advertised on Craigslist and had a lot of interested parties last weekend. We had an offer however they did not return with the money. We will not release the vehicle or title without cash in hand.

   * We’ve had numerous reports of a bear in the area which started on July 1st.

   * 4th of July was fairly quiet with the use of fireworks however we did have some being set off in South Woodmoor which we found the spent fireworks, but no one around who was setting them off.

   June Stats:
   - 150 total calls for service
   - 31 suspicious vehicles, persons, and incidents
   - 27 Open doors
   - 24 Animal Complaints
   - 19 Assists (medical, citizen, accidents, fire, police)
   - 49 others
12. Architectural Control Report – Rouse reported there were 51 projects submitted in June, with the majority of those being approved in office by the Administrator. Rouse said that Beseau and his staff (Bob) have been doing a great job administering the application projects. Rouse reported the higher number requested project applications were: fence, re-paint, and roof replacements.

13. Forestry Report – Gross reported the following:
Evaluation Stats
- 2014 Evaluation Requests YTD: 106 (14% forestry & 86% firewise)
- 2014 Completed Evaluations YTD: 86 resident + 6 Common Area
- 2014 Site Eval. Details: Forest Health 15, Firewise / Def Space 60, Common Areas 6, Grant 31 (6 Firewise evaluations pending completion).

Forest Conditions
- Wetter conditions this season but trees are still suffering from years of drought. Two MPB trees were sited this month in NE Woodmoor.

Forestry/Firewise
- The $30,000 Dept. of Natural Resources Wildfire Fuels Risk Reduction Grant offering is now closed due to overwhelming response.
- The Colorado Forest Restoration Institute visited Woodmoor in July to access the wildfire fuel load as a requirement to the grant. WIA will receive a report with their measurement and sampling methodology.
- The removal of an additional 8 drought killed trees have been contracted for removal at Fairplay median & Cat Tail Way along Hwy 105.
- The third 2014 Slash Dropoff/Disposal Event was successfully held on 7/19/2014. 151 loads (approx. 404 cu-yds unchipped) of slash were dropped-off from 14 Tri-Lakes communities. 66% of the loads were from Woodmoor. The fees collected paid for the event costs.
  - YTD, our 3 completed Slash Disposal Days collected 515 loads representing approx. 1375 cu-yards of unchipped slash removed from 15 communities and paid its own operating costs. A big thanks to the volunteers and Anderson Tree.
  - Woodmoor and Anderson Tree remain the sole event sponsors but WIA will continue to solicit support from our neighboring HOA’s and communities.
- Gross surveyed Woodmoor for at-risk sites in need of mitigation or additional mitigation work. The data has been compiled onto a site map for use by forestry and staff.

Upcoming 2014 Firewise & Forestry Events:

14. Common Area Report – Ponti reported the following:

Common Areas: all noxious weed spraying completed by July 17, 2014. Mowing is nearly complete. Remaining areas include: Lower Lake/Lake Woodmoor, Northpark, The Pointe & small area parcels in the south. There have been delays due to equipment breakage and heavy rain in July.

WIA Barn: Regional Building inspected and approved new furnaces, air conditioners, and water heater for the barn and offices. Window cleaning of the barn and offices is scheduled for Aug 04, 14, and minor electrical lighting repairs were performed on July 22, 2014.
Old Business
15. R & R’s Revision- Stensland reported this update under his covenants report above.

New Business
16. WPS Training Officer – Nielsen explained the need to create consistent training within the WPS group and outlined his plan to do this. Discussion was held.

Motion
Suhr made a motion to approve a WPS training officer (existing officer with additional duties). 2014 will be primarily planning and preparing for 2015 with administration to be worked out at a future date. Seconded by Gross, the motion passed unanimously.

17. Approval of WPS Contract with LPDS - Nielsen explained details of the revised contract to be approved for renewal with Lewis Palmer School District (LPSD) for a period of 1 year, but contract can be cancelled with 30 day notice from either party.

Motion
A motion by Suhr to renew contract with LPDS was made, seconded by Ponti, the motion passed unanimously.

18. Homeowner Fine Appeal - Hale introduced a request of “appeal” concerning covenant violation fines for lot 1BR. Discussion was held by the board.

Motion
A motion was made by Hale to not lower the fines concerning the appeal for lot owner (1BR), seconded by Suhr, (Stensland abstained) and the motion passed.

Attending member Scott Towne said that he didn’t know he could bring up his request during the owner comments and requested that the board consider his request to have two (2) privacy fences made of bamboo and framing 8ft x 32ft linear. Rouse explained that the ACC had disapproved the application and informed the board why. HOA COO (Beseau) explained procedures on fencing approvals and provided the board with a photo & drawing of the requested fencing and materials. The board held discussion and voted not to permit the bamboo fencing.

Motion:
A motion was then made to adjourn by Hale, seconded by Suhr and the formal meeting adjourned @ 8:12 pm.

The Board then went into executive session until 8:40pm. After executive session, the WIA President announced Richard Wretschko as the candidate who was selected to fill the board opening.

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Rich Wretschko, Secretary
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Date