EXECUTIVE SESSION – 6:15pm – 6:59 pm

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

BOARD MEETING

1. Call to Order – Reimann called the meeting to order at 7:00pm.
Board members present: Kirstin Reimann (Vice President); Tom Schoemaker (Treasurer), W. Lee Murray (Director of Common Areas), Eric Gross (Director of Forestry), Darren Rouse (Director of Architectural), Per Suhr (Director of WPS).

Board members absent: Jim Hale (President), Jeff Gerhart (Secretary); Anne Stevens-Gountanis (Dir. Community Affairs).

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

Visitors present: Ed Miller, Liz Miller, Harriet Halbig (Our Community News).

2. Approval of Agenda – Reimann asked if there were any changes to the agenda. There were no changes. Suhr then moved to approve the agenda, seconded by Gross. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Reimann asked if there were any changes or corrections necessary to the June 26, 2013 meeting minutes. There were no changes. A motion to approve the June 26, 2013 meeting minutes was made by Reimann, seconded by Gross. The motion carried unanimously.

4. Owners Comments. – None

Reports

5. President’s Report – Reimann reported for Hale. She stated that Hale had attended the last NEPCO Meeting where Fire Mitigation work was discussed for the Tri-Lakes areas. They are going to contact the county to see if there is any available help in this endeavor. She said that attorney Lenard Rieth was the guest speaker who spoke about new state laws affecting HOA’s in Colorado and about CCIOWA.

Reimann reported that WIA President Jim Hale had recently held a meeting with Lewis Palmer Schools, who stated they are very satisfied with WPS support and have plans to mitigate the dense trees north of the Elementary School on Lake Woodmoor Drive. They asked for WIA Forestry to assist with recommendations of thinning and other mitigation work.

6. Vice-President’s Report – None

7. HOA Manager’s Monthly Report – Beseau reported on the Governing Documents revision for the Declaration of Covenants. He said that consents are still coming in slowly. He also reported that new Colorado legislation for 2013 has new rules for payment plans concerning dues for HOA’s in Colorado and new requirements for certification are coming for 2014 managers. He
also informed the board that a new health insurance fee was imposed in July to fund health care reform. This means employees pay a new monthly premium. Beseau reported that the last mailed newsletter will be sent out late July/early August and updated the Board on LaPlata Communities who was notified that they must make their request for building on the Dunes property in writing to the WIA.

8. Treasurer’s Report – Schoemaker reported that WIA goes through an average of 57K per month and that we are currently 2K under budget MTD. He stated that we WIA is 5.5% under budget YTD and expenses for YTD were $362,320.11 and we are doing fine. Most major areas within the budget are at or under budget except for a few minor categories with very low budget. He said WIA is in great shape.

Schoemaker also said that WIA is changing legal representation and that we are changing from Hindman Sanchez to Lenard Riot of Anderson, Dude, and Lebel.

Motion
A motion was then made by Schoemaker “to hire Lenard Riot of Anderson, Dude, and Lebel as legal attorney representing Woodmoor from here on”, seconded by Suhr, the motion passed unanimously.

9. Covenants Report – Reimann reported on covenant statistics for June stating there were 93 violations. She stated the top violation types consisted of slash, dead trees, excess ladder fuels (32), vehicles (11), junk (8), animals (5), fencing (5). Board members that volunteered to attend the next hearing meeting to be held on August 14 are: Gross, Reimann, Schoemaker, and Rouse.

10. Public Safety Report – Nielsen reported that there was only one (1) fireworks complaint but it may have been outside of WIA as they were unable to locate or verify it. Reports of bears have slowed significantly in the past month with just one (2) reports in June and one (1) in early July.

Nielsen also reported that WPS cell phone coverage with Verizon seems to be much better in the Woodmoor area than with Sprint.

11. Architectural Control Report – Rouse reported 46 projects for June consisting of: reroofs (11), paint (6), decks (4), siding (4), and several miscellaneous. He said the Design Standards Manual (DSM) when approved will be named the Project Design Standards Manual (PDSM) and that we are now in our 2nd review stage. Copies of the revision were distributed to the entire board who now will hold 2-3 review sessions and then present it to residents for their review at the end of August or early September. He said part of the revision updated the landscaping section and includes a quick reference guide.

12. Forestry Report – Gross reported there were 80 new forestry evaluation requests in June (2% general forestry and 98% firewise), with YTD evaluation requests at 194. Gross reported on the following:

- Due to increased moisture, fire restrictions were lifted by the county
- A very successful 2013 Community Firewise Day was held on Saturday, June 29 at the barn with 223 residents and adjoining communities attending
- Firewise training continues for 6 of the 7 new volunteers
- MPB flight season continues: July 1st and lasts through October 1st
- A record amount of wildfire fuel is being removed this summer by residents and many shake roofs continue to be replaced
• Woodmoor implemented a $30,000 Fuels Reduction Grant awarded on 5/17/2013. Response was so massive that we stopped taking new applications
• WIA Firewise volunteers have been swamped with evaluation requests and are completing these as fast as possible. We appreciate resident patience.
• Due to many resident requests WIA is looking into a possible 2nd chipping day

Planned Common Area scrub oak removal and selective tree limb-up began at Hidden Pond and was delayed by contractor equipment problems. The work will resume to complete Hidden Pond, then move to Toboggan Hill, Piney Trail and other areas shortly thereafter.

13. Common Area Report – Murray reported on the following:

Work completed in June: Perennial/annual plants/flowers installed in front of barn, mowing of the common areas, electrical outlet installed in barn lobby and Wild Duck Pond stocked with Trout with 1000 minnows.

WIA Barn & Grounds upcoming items: paint 2nd half of WIA building (Admin/WPS side-which is a reserve item), install low voltage lighting on barn deck for safety, purchase and install fountain in front of barn, service exterior windows (Reserve item) with lubricant, repair several window gaskets and replace window screens on upper level back of building due to old age, rips, tears, bent (someone recently put their foot through one of the screens).


WPS Chief (Kevin Nielsen) stated that he forgot to mention that a WPS Officer had resigned in the past month and he has since filled the position.

Old Business
15. None

New Business
16. None

A motion was made to adjourn by Rouse, seconded by Suhr and the formal meeting adjourned @ 7:37 pm.

______________________________
Jeff Gerhart, Secretary

______________________________
Date