WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
August 27, 2014

EXECUTIVE SESSION – 6:15pm – 6:57pm

There were three (3) legal matters and one (1) personnel matter discussed.

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 7:00pm.
Board members present: Jim Hale (President); Jeff Gerhart (Vice-President); Rich Wretschko
(Secretary); Eric Gross (Director of Forestry); Mark Ponti (Director of Common Areas); Erik
Stensland (Director of Covenants).

Board members absent: Tom Schoemaker (Treasurer); Per Suhr (Director of WPS); Darren
Rouse (Director of Architectural). All (3) were excused.

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

Visitors present: 11 residents, Sgt. Gingrich (Humane Society), and Harriet Halbig (Our
Community News).

2. Approval of Agenda – Hale asked if there were any changes to the agenda. There were no
changes to the agenda. Gross 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 July 23, 2014 meeting minutes. There were no changes. A motion to approve
the July 23, 2014 meeting minutes was then made by Gross, seconded by Stensland, and the
motion carried unanimously.

4. Owners Comments. – None

5. Humane Society. – Sgt. Gingrich outlined the process that the Humane Society takes in
dealing with animal complaints for barking, loose or aggressive dogs. They can issue warnings
or a ticket. He also said that Woodmoor falls under the Colorado Leash Law (CLL) whereby
dogs must be on a leash unless they are on private property.

Reports

6. President’s Report – Hale welcomed new board member Rich Wretschko (Secretary) to the
board and his first monthly board meeting. Hale also recognized Jeff Gerhart in his new position
as Vice-President.

7. Vice-President’s Report – Gerhart informed the board that work is ongoing for updating and
revamping the WIA website. He said that he and Beseau (WIA COO) had the latest meeting
today with a website consultant to better organize the site and refine it more before developing
the new version for easier navigation.
8. HOA COO/Manager’s Monthly Report – Beseau reported on the following:
* Reported that the Reserve Study has been completed and that he is now working on having the books made for the board so that they can review it prior to budget time.
* Reported that a new “CD” was created to replace the current welcome packet that is distributed to current/new owners, thus saving WIA the majority of print costs. A big “thank you” from Beseau and the Board to the WIA Bookkeeper (Denise Cagliaro) for leading and completing this big effort.
* Reported he has been working with County roads for a better mowing, shrub, and tree removal effort within the boundaries of WIA in the County easements. A meeting has been set for September for WIA to meet with Max Kirschbaum (Operations Manager) to resolve the issue and outline future County maintenance.

9. Treasurer’s Report – Beseau (WIA COO) reported for Schoemaker. July 2014 monthly expenses of $82.4k and YTD expenses of $470k (58.1%), leaving us slightly under budget YTD (3.2%). He also said that we still have 91 lots remaining with unpaid assessments, with a potential of 31 accounts that may go to collections.

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 September 10, 2014 at 6:15pm. Directors who volunteered to attend were: Stensland, Hale, Gross, Suhr, and Ponti.

11. Public Safety Report – Suhr absent. Chief Nielsen reported the following:
After 9 years of service, Officer Grant Sanford is retiring. I would like to thank Grant for his service to Woodmoor. I wish him well in the future and hope he catches lots of fish. The search for Grant’s replacement has started and we will be conducting interviews next week. We had an excellent response and have some great candidates.

I’ve chosen Officer Les Milligan to be the WPS training Officer. Les retired with 23 years at the El Paso County Sheriff’s Office and was a field training officer with them for many years. All of us at WPS are looking forward to working with Les and bringing his knowledge and experience to better serve the residents of Woodmoor.

We sold the 2008 Jeep for $7000. We were also able to get a full refund ($165) for the registration since we sold it within 30 days of renewing the plates. We will also be getting a refund/credit for the cancellation of the insurance on the vehicle.

We had one bear sighting last weekend in the area of Doewood and County Line.

July Stats:
- 159 total calls for service
- 25 suspicious vehicles, persons, and incidents
- 36 Open doors
- 21 Animal Complaints
- 25 Assists (medical, citizen, accidents, fire, police)
• 52 others

On Saturday August 23, WPS received a report of a dead goose in Wild Duck Pond and another goose flopping around in the pond. Wild Duck Pond is located off of Winding Meadow Way near Highway 105 and Furrow Road. When WPS arrived, we confirmed the dead goose and the other one struggling to keep its head above water. WPS immediately contacted Colorado Parks and Wildlife (CPW) which also responded. During this time a third goose which was in the pond also started to struggle and the second goose drowned. We retrieved the third goose and the CPW Officer took the goose so testing could be performed. As a precaution WPS posted “Keep Out” around the pond until the lab results come back.

On Wednesday August 27, CPW said the lab results came back negative with anything they suspected and would be performing additional tests however results from that could take a couple weeks.

In total, four geese ultimately died in Wild Duck Pond, however; there have been numerous ducks, muskrats, a crane, and the fish all seem healthy that are in and around the pond.

In the meantime, the WIA will notify the residents via email of any additional information.

12. Architectural Control Report – Rouse absent. Ponti reported the top three (3) projects submitted in July were for sheds, decks, and fences. There were 52 out of 69 projects approved in office, and 17 went before the ACC with all but 3 projects being approved (96% overall approval). Ponti shared what he said was his concept of the ACC in regards to the Architectural Control Committee (ACC) being hard to deal with. Fact is, almost every project is approved when folks follow the Projects Design Standards Manual (PDSM). He said the ACC wants to help people with improving their property and he thanked the ACC Administrator for his help in assisting the residents with their plans and options when submitting for project applications.

13. Forestry Report – Gross reported the following:

Evaluation Stats
• 2014 Evaluation Requests YTD: 123 (20% forestry & 80% firewise & grant)
  2014 Completed Evaluations YTD: 115 resident + 6 Common Area
• 2014 Site Eval. Details: Forest Health 24, Common Areas 6, Firewise 72, Grant 27
  (2 Forestry, 0 grant, and 6 Firewise pending completion)

Forest Conditions
• Woodmoor continues to enjoy wetter conditions during the monsoon season but the trees are still suffering from too many years of drought and too densely packed pine-to-pine competition.
• Two MPB heavily infested trees were sited last month on the NE side of Woodmoor but we have no further reports of infestation.
• Woodmoor residents have been working as hard as ever on mitigation this year despite the absence of any local wildfires. GREAT JOB and KEEP UP THE GOOD WORK!

Forestry/Firewise
• The $30,000 Dept. of Natural Resources Wildfire Fuels Risk Reduction Grant was opened on 7/7/14 and suspended for new applicants on 7/11/14 due to overwhelming response and limited funds. To date 42 applicants were vetted, 27 are participating, and 14 are complete and ready for reimbursement (over half). 4 additional participants are ready to submit paperwork for reimbursement (which would bring the completed total to two-thirds).
The removal of an additional 8 drought kill trees from Woodmoor Common Areas on Fairplay median and near Cat Tail Way along Hwy 105 is complete.

The FOURTH 2014 Slash Dropoff/Disposal Event was successfully held on 8/16/2014. 111 loads (approx. 283 cu-yds unchipped) of slash were dropped-off from 10 Tri-Lakes communities. 67% of the loads were from Woodmoor. Par for the course, the fees collected paid for the event costs and the program has become self-sustaining.

- YTD, our 4 completed Slash Disposal Days collected 626 loads representing approx. 1658 cu-yards of unchipped slash removed from 15 communities (65% from Woodmoor) and paid its own operating costs each and every time.
- Thanks to those that joined me and made the event not only a success but also such a pleasure to be at. They are Bill Lockwood, Eddie Bruck, Dick Green, Matt Beseau, Bob Schilpp from Higby Estates HOA, and Cody from Anderson Tree Services.

Upcoming 2014 Firewise & Forestry Events:

14. Common Area Report – Ponti reported on the following:

Common Areas
All Common Area mowing completed 8/1/2014, Tree mitigation at Barn parking lot complete 8/1/2014, and we are researching pricing on additional benches/tables for Common Areas (Budget line item).

WIA Barn

- Regional Building Department inspected and approved electrical upgrades for new furnaces and A/C units.
- Window cleaning of The Barn and offices completed August 4, 2014.
- Routine maintenance performed in the Barn and offices 8/8/2014.

Upcoming

- Soliciting bid for second mowing in areas that require it. Funds are in the budget for a partial second mowing. Also, exploring purchasing a riding mower, trailer, and gas powered weed eaters for second mow and having them for next year instead of soliciting bids from outside contractors.
- Homeowner on Lower Lake Road purchased four lots from La Plata that are partially underwater, homeowner is considering the possibility of donating the land to WIA as Common Area with the caveat that nothing is ever built upon them.
- Annual carpet clean for The Barn and the offices tentatively scheduled for early September (Budget line item).
Old Business
15. R & R’s Revision- Beseau (WIA COO) reported that since the Board revision, he and the Covenants Administrator were working on the red-line of the document but had quite a few areas for follow up to local laws and procedural review as directed by the Board. He hopes to have the final red-line completed by September 12, 2014 or shortly thereafter.

New Business
16. Walters Trust Property Update – Hale informed the Board that he and Beseau (WIA COO) held meetings with all three (3) Walters’ property owners (excluding grandchildren) in the last two (2) weeks, and they were good meetings. He said WIA had not been able to contact them for awhile and it was his first time meeting with them.

Hale reported that the Walters have no current plans to do anything with the property. He said there was discussion concerning mowing and weed control of the properties and that Beseau had recommended a plan to work with the Walters so that their spraying of noxious weeds and mowing occur at the same timeline each year as the WIA.

Hale said that the dialogue is open and WIA will continue to work with the Walters owners wherever we can.

Motion:
A motion was then made to adjourn by Hale, seconded by Gerhart and the formal meeting adjourned @ 8:06 pm.

Rich Wretscho, Secretary  

Date