WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
August 28, 2013

EXECUTIVE SESSION – 6:15pm – 7:00pm

(3) Legal matters were discussed.

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 7:04pm.
   Board members present: Jim Hale (President), Kirstin Reimann (Vice President); Jeff Gerhart (Secretary); Tom Schoemaker (Treasurer), Anne Stevens-Gountanis (Dir. Community Affairs); 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:

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

   Visitors present: Ed Miller, Hillary Brendemuhl, Gordon Reichal, and Harriet Halbig (Our Community News).

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

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the July 24, 2013 meeting minutes. There were no changes. A motion to approve the July 24, 2013 meeting minutes was made by Gross, seconded by Stevens-Gountanis. The motion carried unanimously.

4. Owners Comments. – None

Reports

5. President’s Report – Hale stated that that he had recently met with Lewis Palmer School district as they want to do forest mitigation work next year on the heavily treed area north/east of the Elementary School on Woodmoor Drive. Hale said he volunteered the WIA Forestry to help them with the Forestry Mitigation process. He also thanked the residents for all of the Forestry Mitigation work completed in Woodmoor this year.

   Hale also said he found a Woodmoor record album that was distributed in the late 60’s early 70’s and said he would like to donate to Woodmoor for their archives.

6. Lewis Palmer School District 38 – Cheryl Wangeman (Assistant Superintendant D38) gave a presentation to the Board “An Overview of the 2013 MLO”. There was a question and answer period afterwards. In addition, (2) two residents who attended had questions. Both regarding the verbiage of the proposed D38 Mil Levy increase and asked the board to ensure they had all the facts if they planned to support the Mil Levy increase. One resident (Hilary Brendemuhl) stated that she would be glad to set up a community meeting with Direction 38 if the Board wanted to help address this issue on behalf of the residents.
Deb Goth of LPSD passed out their brochure called “Now’s The Time” and asked the WIA board to support the D38 MLO.

7. Vice-President’s Report – None

8. HOA Manager’s Monthly Report – Beseau reported the following:
* The Town of Monument has notified WIA of a proposed 50,000sf addition to the YMCA for a medical office building. WIA will contact the YMCA to submit application and plans.
* No formal letter from LaPlata has been received in regards to the Dunes building single family building request.
* Beseau is working with Woodmoor Water & Sanitation to lay out a preliminary trail plan around the Lake which would include WW&S permission to include their property.
* Newsletter articles will soon be due for our next WIA newsletter to be completed Sept/Oct.
* The WIA Facebook page is slowly getting more visitors.

9. Treasurer’s Report – Schoemaker reported (end of July) budget income MTD of $18,260.62 and YTD $780,476.45, MTD expenses of $78,422.55 and YTD $440,742.66 which puts us at 54.1% of budget. Most major areas within the budget are at or under budget except for a few minor categories with very low budget.

10. Covenants Report – Hale reported on covenant statistics for July stating there were 93 violations. He stated the top violation types consisted of slash, dead trees, excess ladder fuels (18), vehicles (12), trailers (9), junk (6), mowing (4), animals (3), and fencing (2). Board members that volunteered to attend the next hearing meeting to be held on September 11 are: Gerhart, Reimann, Murray, Hale and Rouse.

11. Public Safety Report – Nielsen reported since school started a week ago, traffic in front of the middle school is very heavy. Traffic at the High School is similar to previous years. Please watch your speeds in the school zones.

Nielsen also said there have been numerous reports in the northern part of the County involving drano bombs. One of which was found in Woodmoor. These are usually made with a plastic bottle (water, soda, milk) filled with water, drano, and some aluminum foil. They can be very powerful, so if you see a bottle similar to this- do not touch it, call WPS or EPSO immediately. A few years ago we saw these same items used in blowing up mailboxes.

12. Architectural Control Report – Rouse reported 58 projects for July with the top 3 being: reroofs (10), paint (9), decks (9), and several miscellaneous. He said the Design Standards Manual (DSM) revision to be called the PDSM went through the board review and will now go through legal review. Once this is complete, it will be given to the members to review.

13. Forestry Report – Gross reported there were 36 new forestry evaluation requests (19% general forestry and 81% firewise), with YTD total evaluation requests at 231. Gross reported on the following:
   - Increased moisture has reduced fire danger
   - WIA Forestry swamped with requests after the Black Forest Fire and we had a very successful 2013 Community Firewise Day on June 29
   - Due to the number of Forestry Grant requests, we stopped taking application (mid-July)
   - Two (2) additional slash days to be held August 7 & 14. Curbside offered by Anderson Tree
• MPB flight season continues until October 1st

Planned Common Area scrub oak removal and selective tree limb-up completed at Hidden Pond and 1/3 completed at The Marsh. The work will resume at The Marsh and then Toboggan Hill, and hopefully, at Meadowlake and Regatta areas.

14. Common Area Report – Murray reported on the following:
Work Completed:
   1. Miscellaneous repairs made to building. Painted mailbox, repaired barn door, touched up paint
   2. All building windows cleaned (inside & out)
   3. Replaced window screens on back deck, windows serviced
   4. Repainted building Admin side
   5. Front door locks repaired
WIA Barn & Grounds Upcoming items::
   1. Install low voltage lighting on barn deck for safety

15. Director of Community Affairs Report – Stevens-Gountanis reported that there was discussion at the last NEPCO meeting concerning Hwy105 and possibly cutting out the Hill just past the street Winding Meadow.

Old Business
16. Governing Documents - Beseau reported that consents for the Declaration of Covenants revision are coming is slowly. He said that the WIA Board of Directors has given approval to ask WIA legal counsel on how to proceed with finalizing it.

New Business
17. Annual Meeting Preparations - Hale said that in reviewing last year’s meeting with member feedback, the meeting went too long. He recommended separate tables to be setup for the different areas and then do a brief report, business and voting. He brought up giving away a door prize to help bring more residents to the meeting, which in turn will help member awareness, and better community. Discussion ensued on these topics with positive feedback in general. The WIA will look at getting donations to support door prizes.

A motion was made to adjourn by Reimann, seconded by Gerhart and the formal meeting adjourned @ 8:33 pm.

_________________________________________________________________________
Jeff Gerhart, Secretary
_________________________________________________________________________
Date