WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
September 24, 2014

EXECUTIVE SESSION – 6:15pm – 7:00pm

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

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 7:02pm. 
Board members present: Jim Hale (President); Jeff Gerhart (Vice-President); Tom Schoemaker (Treasurer); Rich Wretschko (Secretary); Eric Gross (Director of Forestry); Per Suhr (Director of WPS); Darren Rouse (Director of Architectural); Mark Ponti (Director of Common Areas); Erik Stensland (Director of Covenants).

Board members absent: None

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

Visitors present: 4 residents, and Jackie Burhans (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 Wretschko. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the August 27, 2014 meeting minutes. There were no changes. A motion to approve the August 27, 2014 meeting minutes was then made by Gross, seconded by Wretschko, and the motion carried unanimously.

4. Owners Comments. – None

Reports

5. President’s Report – Hale said that he attended the September NEPCO meeting and that there was discussion concerning the Pikes Peak Stormwater taskforce which will be voted on in November. Hale also reported on the following:
   * He requested help from the area communities to support our last slash day in October
   * He and Beseau met with the County concerning the county easement mowing in WIA
   * Interested buyer in the Monument Hill Country Club
   * County Line roadwork- cutting down the hill areas, creating turn lanes, widening, and straightening road

6. Vice-President’s Report – Gerhart informed the board that work is ongoing for updating and reformatting the WIA website and that we are looking at another hosting company.

7. HOA COO/Manager’s Monthly Report – Beseau reported on the following:
* WIA has changed employee direct deposits from quickbooks to our current banking institution at a cost savings of almost $400 per year. A big thanks to Denise for her work on this cost savings change.
* Has filed WIA’s periodic report with the Colorado Secretary of State as required.
* The employee handbook revision redline is complete and needs review by MSEC and that he is working on the WPS SOP redline.
* The Colorado Women’s League of Voters is scheduled to handle our board election process and vote count again for 2014/15.
* The newsletter for October will be sent electronically and December’s will be electronic and mail out.

8. Treasurer’s Report – Schoemaker reported August 2014 monthly income of $19.6k and expenses of $60k. We are two-thirds through the year with YTD expenses of $529.9k (62.1%), leaving us slightly under budget YTD (4.5%). He said that WIA is utilizing short term CD’s at four different institutions to earn interest and that our money is safe and protected by FDIC. No major issues and WIA overall is doing just fine.

9. Covenants Report – Stensland reported August covenants statistics of: 71 violations with 4 going to hearing, and 23 HOA checks performed. The higher number of violation offenses were: 9 mowing; 6 seasonal; 6 slash/trees, and 6 barking/dog. Violations were down from the previous month.

The next Hearing Meeting will be held on October 08, 2014 at 6:15pm. Directors who volunteered to attend were: Stensland, Hale, Gerhart, Suhr, and Wretschko.

10. Public Safety Report – Chief Nielsen reported on the following:

We conducted interviews for a WPS Officer opening on Sept 03 and chose Justin Gates. Justin began training on the 15\textsuperscript{th} and is progressing very well. His experience is prior military (Army), extensive experience in casino security in Reno NV, retail security, and personal protective services. I hope everyone welcomes Justin to Woodmoor.

Last month I reported on 4 geese dying in Wild Duck Pond. All the tests performed came back negative for anything hazardous. We removed the “Do Not Enter” signs from the area and we haven’t seen or heard of any additional problems other than the 2 geese dying on one of the ponds on the golf course.

We found a suspicious vehicle parked on the roadway at about 2am on Aug 30\textsuperscript{th} in the Northwest Corner of Woodmoor that contained suspicious items that appeared to be stolen property. We notified EPSO which responded. At the time no crime had been reported but later that morning we found that a car had been broken into in the same area. We called EPSO to make sure the information from the previous shift was passed on to the Deputy responding to vehicle break in. In all, there were 10 vehicles that were burglarized, none in actual Woodmoor but 3 from the Heights which WPS patrols and the other 7 from the High Pines area. EPSO is investigating.

August Stats:
- 135 Total calls for service
- 29 Open doors
- 28 Assists (medical, fire, police, citizen)
- 23 Animal complaints (including 2 bear, 1 coyote)
- 17 Suspicious vehicles, persons, incidents
- 38 Other
11. Architectural Control Report – Rouse reported that the project approval rate is 95%. He said that the ACC Administrator is approving ¾ of the projects in office without them having to go to the committee. He said that there have been 325 projects YTD and that we are seeing quality finished projects. The majority of projects for August were: decks, fences, new construction, and repaint.

12. Forestry Report – Gross reported the following:

Evaluation Stats
- 2014 Evaluation Requests YTD: 120 (20% forestry & 80% firewise & grant)
- 2014 Completed Evaluations YTD: 116 resident + 6 Common Area
- Site Eval. Details: Forest Health 24, Common Areas 6, Firewise 68, Grant 28
  (0 Forestry, 0 grant, and 4 Firewise pending completion)

Forest Conditions
- We’re now into fall and many people consider the wildfire season about over. Consider however that all the tall grasses and undergrowth the rains helped to sprout are now beginning to dry out along with those resin-bearing scrub oak leaves before they fall. Fire risk can be even higher than ever.
- Recommends that Woodmoor residents take the opportunity to clear out some of the old firewood they’ve been hoarding if it is no longer burnable or they converted to a gas fireplace years ago.

Forestry/Firewise
- The $30,000 Dept. of Natural Resources Wildfire Fuels Risk Reduction Grant has had great participation and excellent response. To date 43 applicants were vetted and 28 are participating in the grant this year. I expect 26 of the 28 participants will have completed their projects by the end of the month.
- Gross will submit the first grant reimbursement request at the end of September. Grant reimbursement requests are on a 90-day cycle.
- Given the state of grant fund usage, Gross will be contacting an additional couple of residents on the Grant waiting list to see if they are interested in participating this year.
- The FIFTH 2014 Slash Dropoff/Disposal Event was held on 9/13/2014. 84 loads (approx. 221 cu-yds unchipped) of slash were dropped-off from 6 Tri-Lakes communities. 70% of the loads were from Woodmoor. Attendance was lighter than previous event days perhaps because of consistent rains (even snow!) and many homeowners wrapping up their mitigation projects for the year.
  - YTD, our 5 completed Slash Disposal Days collected 710 loads representing approx. 1879 cu yards of unchipped slash removed from 15 communities (65% from Woodmoor) and paid its own operating costs for all but the most recent event day.
  - Gross was out of town for the 9/13/2014 Slash Day so a special thanks goes out to those that successfully setup and ran the event. They are Bill Lockwood, Carolyn Streit-Carey, Matt Beseau, Eddie Bruck, Bill Nealon, Sandy Reay, and Jason from Anderson Tree Services. Thanks as always to Kyle Anderson for his sponsorship.
13. Common Area Report – Ponti reported on the following:

1. A second Mowing bid of $4,000 was received from Tree Masters and Anderson Tree. Due to the fact that Anderson did the first mow and was familiar with the areas, bid was awarded to Anderson Tree.
2. The second mowing started at North Park on 9/17/2014. It is tentatively scheduled to go to; Toboggan Hill, Fairplay Median, Twin Ponds, The Meadows, & The Marsh.

Upcoming Barn Maintenance

1. Annual Carpet cleaning rescheduled to October due to Barn scheduling conflict.
2. Sprinkler system scheduled for blowout and shutdown maintenance in early October.
3. Water feature/fountains at entrance of parking lot and The Barn are scheduled for winterization in early October.

Old Business

14. R & R’s Revision- Beseau (WIA COO) reported that he and the Covenants Administrator were still working on the completion of the red-line document but had quite a few side notes and options for follow up either due to local laws and/or procedural review as directed by the Board. He hopes to have the final red-line completed as soon as possible.

New Business

15. Discuss Pikes Peak Stormwater – Hale informed the Board that he and Beseau (WIA COO) met with County roads this month (Max Kirschbaum Operations Manager) for better mowing, shrub, and tree removal efforts within the boundaries of WIA in the County easements. The meeting was held to resolve the issues and outline future County maintenance within WIA. WIA will supply the County with information on priority areas or with safety concerns due to tall grass/weeds, dead trees, and shrubs in County easements.

The County Operations Manager said that they have gained many more miles of roadway to maintain in El Paso County but their manpower and equipment has not increased. He said they cannot possibly mow all the roads and stressed that owners should be mowing their lots out to their property lines or out to the road. He said that if the road easement looks like part of your yard-you should mow it.

Motion:
A motion was then made to adjourn by Hale, seconded by Gerhart and the formal meeting adjourned @ 8:02 pm.

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Rich Wretschko, Secretary

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Date