EXECUTIVE SESSION – 6:20pm – 7:00pm

(4) Legal and (1) personnel matters were discussed.

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 7:01pm.
   Board members present: Jim Hale (President), Kirstin Reimann (Vice President); Jeff Gerhart
   (Secretary); Eric Gross (Director of Forestry), Darren Rouse (Director of Architectural).

   Board members absent: Tom Schoemaker (Treasurer), Anne Stevens-Gountanis (Dir.
   Community Affairs); W. Lee Murray (Director of Common Areas), Per Suhr (Director of WPS),
   all with excused absence.

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

   Visitors present: Ed Miller, Alan McMullen, and Harriet Halbig (Our Community News).

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

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections
   necessary to the August 28, 2013 meeting minutes. There were no changes. A motion to
   approve the August 28, 2013 meeting minutes was made by Gross, seconded by Reimann. The
   motion carried unanimously.

4. Owners Comments – None

Reports

5. President’s Report – Hale thanked WIA Forestry and staff for their support and for attending
   the two (2) successful slash drop off days. He also thanked the residents who have been
   performing forestry mitigation work on their properties. He said he intends to solicit help at the
   NEPCO meetings from other Tri-Lakes communities to help support maintaining a regular slash
   drop off site.

   Hale gave an update concerning the Monument Hill Country Club. He said that the auction was
   held and the property was not sold so the bank remains “owner” and they have stated that they
   intend to keep the Management Company on board while they try to sell it. Hale said that since
   they are losing money and cannot continue to operate as is, he is worried that the property will
   be sold to a developer, who will change the property affecting over 200 WIA residents who
   border the property. Hale asked the WIA Manager to get with the WIA attorney for information
   on what WIA has a say on concerning any potential development.
Hale also informed the board that it is time to solicit for potential new board members and that if they know any interested candidates to let him know or inform the WIA Manager (Matt Beseau).

6. Vice-President’s Report – No report.

7. HOA Manager’s Monthly Report – Beseau reported on the following:
   * Met with the Tri-Lakes YMCA (Dan Dummermuth, Chairman); and their Architectural Firm representatives concerning the proposed 50,000sf addition for a medical office building. WIA informed them of the process to submit application and plans. WIA was informed that a revised plan was submitted to Monument on 09/25/13.
   * Beseau reported that the new scanner equipment and software previously approved by the board should be installed by Konica within the next 10 days.
   * Thanked resident Amy Smith for all of her help in streamlining WIA’s access programs and for her help in bringing our scanning software capabilities online.
   * Newsletter articles are due the end of September.

8. Treasurer’s Report – Beseau reported for Schoemaker who was absent. He reported that WIA opened a new CD at Central Bank for a 5 year period to gain better interest for the reserve monies. He said YTD expenses should be at 66.7% and WIA is at 62.6% which puts us 4.1% under budget. He also said that we do not have any specific line items grossly over budget (except for a few minor categories with very low budget) and that we are in great shape.

9. Covenants Report – Hale reported on covenants for September stating there were no major changes to the number or types of violations, except more slash piles. He did express concern that the Board of Directors has received a lot of feedback and requests for variances/waiver requests concerning extra vehicles and trailers this year, especially in light of the fires, heavy rains, and tremendous amount of forestry mitigation going on over the summer.

   Board members that volunteered to attend the next hearing meeting to be held on October 09, 2013 at 6:30pm are: Hale, Gerhart, and Gross.

10. Public Safety Report – Nielsen reported that WPS Officer (Dee Nevills) will be leaving WIA employ in mid-November due to her husband accepting a job that will move them to Pennsylvania. He will advertise to fill the position in early October and hopefully fill the position in November.

   In addition, WPS officers will have firearms training on Oct 11 & 16.

11. Architectural Control Report – Rouse reported 68 projects for August with the top 5 being: reroofs (20), fencing (7), repaint (7), landscaping (6), windows/door (4), and several miscellaneous. He said the Design Standards Manual (DSM) revision to be called the PDSM is completed including the forms/application edit. The Board asked Rouse to send the completed revision to the manager and gave the manager approval to send the completed revision to the WIA attorney for review before it is put out to the residents for their review and feedback.

12. Forestry Report – Gross reported that forestry evaluation requests have dropped off sharply with 7 new requests for September (240 YTD).
   - To date, WIA submitted a little over 40% of grant award to the state for reimbursement.
   - The Mountain Pine Beetle (MPB) flight season is almost over for the year (Oct 01).
• (2) WIA slash drop off days were held on Sept 7 & 14. 154 loads received. Only (2) residents took part in the curbside program. Resident feedback was positive, saying they liked less noise, no wait and expressed they would like to see this program continued. Gross expressed his thanks to the forestry volunteers and staff for their support.
• Common Area forestry work is continuing at the Marsh and then Toboggan Hill but had continued contractor equipment issues this summer.
• A forestry work bid for the Regatta Common Area was accepted and should be completed in the mid-October range.
• Standing dead trees have been found in (3) different common areas and will be removed once a bid is accepted.

Gross reported that all Forestry budget funds for 2013 have been used or are dedicated to be used this year. Gross then made a motion to the board.

Motion:
I propose we re-purpose up to $8800 from any available 2013 WIA budget funds to further mitigate scrub oak along the Common Area boundaries this year and protect the residents of Woodmoor from Wildfire danger stemming from these areas. Seconded by Rouse, the motion passed unanimously.

13. Common Area Report – Beseau reported for Murray on the following:
Work Completed:
Miscellaneous repairs made to building included: paint touchup of doors and walls in basement, replaced broken fence in front WIA that was hit by a vehicle, installed new Railroad tie behind barn for rock edging, replaced failed ceiling light fixture, installed door stops and reset the bench at the Twin Ponds Common Area that was moved due to a new rock bed install.
WIA Barn & Grounds Upcoming items:
Install low voltage lighting on barn deck for safety (Sept 30th), repair fencing at Toboggan Hill that was damaged by a vehicle hitting it, drain & winterize front fountain, and install (2) benches (in ground) on the Fairplay median.


Old Business
15. Governing Documents - Beseau reported that we are now under the 500 mark, with 493 consents still needed to pass the Declaration of Covenants document revision. He said he has forwarded the information and statistics on to WIA legal counsel for a recommendation of finalizing it, as requested by the board.

New Business
16. Rules & Regulations Parts I-IV revision discussion - Hale opened the discussion stating that the board has been receiving much feedback and more requests for extra vehicles to be parked outside and for additional allowances for Trailers/RV’s. Discussion was held and Reimann brought up an idea of possibly allowing Trailers/RV’s on the property “as needed” from Memorial Day to Labor Day. It was decided that an email blast would be sent out to the residents to invite them to the October 23, 2013 monthly Board of Directors Meeting or email WIA to voice their opinions on whether or not these specific rules should be changed.

Resident (Alan McMullen) joined the meeting late and asked if he could give an owner comment. He recommended that the Board consider adding a line item to the budget to allow for a resident request fund and for WIA to help support the Tri-Lakes Arts by donating $1000 to
TLCA which would include a pedestal for an art piece, an art piece itself (art pieces are changed out periodically) and then there would be a minimal cost yearly.

A motion was made to adjourn by Reimann, seconded by Gerhart and the formal meeting adjourned @ 7:48 pm.

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Jeff Gerhart, Secretary

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Date