WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
October 22, 2014

EXECUTIVE SESSION – 6:15pm – 6:58pm

There were two (2) legal matters discussed.

BOARD MEETING

1. Call to Order – Gerhart called the meeting to order at 7:00pm.
Board members present: Jeff Gerhart (Vice-President); Tom Schoemaker (Treasurer); Eric Gross (Director of Forestry); Per Suhr (Director of WPS); Mark Ponti (Director of Common Areas); Erik Stensland (Director of Covenants).

Board members absent: Jim Hale (President); Rich Wretschko (Secretary); and Darren Rouse (Director of Architectural).

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

Visitors present: Jackie Burhans (Our Community News).

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

3. Approval of Prior Meeting Minutes – Gerhart asked if there were any changes or corrections necessary to the September 24, 2014 meeting minutes. There were no changes. A motion to approve the September 24, 2014 meeting minutes was then made by Gross, seconded by Stensland, and the motion carried unanimously.

4. Owners Comments. – Jackie Burhans asked the Board if they were aware that some insurance companies were requiring some homeowners to do extensive fire mitigation work and/or cancelling some home owner’s insurance policies. She asked if WIA do some organized help with insurance issues. Beseau (WIA COO) stated that the Forestry Director was aware and that he had brought this to the attention of the WIA Board President. He said the WIA plans to bring this issue up at the state level with the State Representative and Insurance Commission.

Reports

5. President’s Report – Gerhart reported on behalf of Hale and said that the WIA Board recently met with the WIA attorney to discuss plans of reviewing the governing documents. He said further discussion will be held under old business later in the meeting. Gerhart said that (3) directors would be absent this meeting—all excused.

6. Vice-President’s Report – Gerhart informed the Board that the WIA COO (Beseau) had completed the quotes package for the electronic back up of documents for the WIA. Beseau stated that this includes the following: lot files, lot plans, county plot maps, software, hardware,
storage, labor; and installation, at a cost of $24k. The process is estimated to take between 6
months and 1 year to complete.

Motion:
A motion was then made by Ponti to approve the WIA document scanning package at a cost of
24k, seconded by Suhr, the motion passed unanimously.

7. HOA COO/Manager’s Monthly Report – Beseau reported on the following:
* Flex Magic contract renewed for another year as approved by the Board
* The October newsletter will be sent out via email blast and posted on the WIA website
  this week
* Beseau will be attending a CAI seminar “Marijuana in Our Community” in November
* Three (3) building office leases and 1 rental have been renewed
* The December newsletter will be mailed out to the membership, sent electronically, and
  posted on the website
* Election candidate information was sent via email blast and posted on the website

8. Treasurer’s Report – Schoemaker reported September 2014 monthly income of almost $20k
and expenses of $59k, with YTD expenses of $588k leaving us under budget YTD (6%). He
said aside from annual dues, other income is mostly from ACC fees to include new builds ($25-
30k), and WPS roughly $35k from member donations and security contract accounts, rental
income of $35k for space rented. Schoemaker said the influx of dues is received mostly in
January and a large expense yearly is workers compensation.

9. Covenants Report – Stensland reported September covenants statistics of: 70 violations with
and 15 HOA checks performed. The higher number of violation offenses were: no ACC
approval for projects and signs.

The next Hearing Meeting will be held on November 12, 2014 at 6:15pm. Directors who
volunteered to attend were: Stensland, Ponti, and Gerhart.

10. Public Safety Report – Suhr reported the following:
Last week we had a woman hit the landscaping ties at the front entrance to the Barn and
damaged the ties. She did not stop as she thought she only hit a chuck of wood. We tracked
her down based on a vehicle description that we received from a part number on a portion of
her bumper that was found on scene. She agreed to repair or pay for all damages. The
husband, who is a contractor repaired the ties last weekend.

Officer Gates has completed his training and is now working on his own, however he will be
scheduled with another officer while on duty.

One reported Criminal Trespass Auto (vehicle burglary) with a vehicle left unlocked near Indian
Summer Lane. I ask everyone to please keep vehicles locked as nearly all CTA’s that occur in
Woodmoor are with vehicles that are left unlocked.

September Stats:
* 101 Total calls for service
* 25 Open doors
* 16 Assists (medical, fire, police, citizen)
* 18 Animal complaints (including removing 2 bats from inside a home, a muskrat
  from a window well, injured deer, and a dead fox.)
* 17 Suspicious vehicles, persons, incidents
• 10 Alarms
• 15 Other

11. Architectural Control Report – Ponti reported for Rouse that there were 57 projects in September. He said all but (3) were approved which were subsequently approved the following month.

12. Forestry Report – Gross reported the following September statistics and information:

Evaluation Stats
• 2014 Evaluation Requests YTD: 129 (19% forestry & 81% firewise & grant)
  2014 Completed Evaluations YTD: 128 resident + 6 Common Area
• 2014 Site Eval. Details: Forest Health 24, Common Areas 6, Firewise 74, Grant 30
  (with 0 Forestry, 0 grant, 1 Firewise pending completion)

Forest Conditions
• Please keep in mind the fire risk during Fall as our daily rains have tapered off, leaves and pine needles are falling, and the tall grasses and undergrowth are drying out

Forestry/Firewise
• Gross submitted a reimbursement request for 27 completed mitigation projects to the Dept. of Natural Resources Wildfire Fuels Risk Reduction Grant committee on October 6th. Three projects are still in progress (one is nearly complete). There is still one partial grant funding slot available due to very affordable local tree service contractor rates this year
• The SIXTH 2014 Slash Dropoff/Disposal Event was held on 10/11/2014. 146 loads (approx. 422 cu-yds unchipped) of slash were dropped-off from 18 Tri-Lakes communities and beyond. (That’s a 1.7x increase in participation since the previous month for the last event day of the season.) 49% of the loads were from Woodmoor.
  o Thanks to the volunteers who joined me at the event: Eddie Bruck, Carolyn Streit-Carey, Bill Nealon, Dick and Karen Green, and Sandy Rhea. Thanks as always to Kyle Anderson for his sponsorship.
  o YTD, our 6 completed Slash Disposal Days collected 856 loads representing approx. 2301 cu-yards of unchipped slash removed from 18 communities (62% from Woodmoor)
  o Besides achieving our goal of removing record amounts of wildfire fuel from Woodmoor and surrounding communities, the program completely paid for itself in 2014 (with the return to triple digit participation for our last event day). The six monthly 2014 Slash Dropoff/Disposal Event Days have been the most aggressive and successful wildfire fuel removal program Woodmoor has sponsored to date. My sincere thanks goes out to all who made this possible with the hope that we can continue and build on this success in upcoming years.

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

Common Areas
1. Second mowing of select common areas completed 10/18/2014. (North Park; The Meadows; The Marsh; Twin Ponds; Fairplay Median; Toboggan Hill; and Hidden Pond)
2. Scrub Oak mitigation at Toboggan Hill completed 10/18/2014
3. Trail maintenance and trail expansion at Twin Ponds completed 10/18/2014 (Photos)
4. Entrance sign landscaping/maintenance completed 10/3/2014

WIA Barn
1. Annual Carpet cleaning completed 10/20/2014.
2. Water feature/fountains at entrance of parking lot and The Barn are scheduled for winterization in late October.
Old Business
14. R & R’s Revision- Beseau (WIA COO) reported that final edits were yet to be done on the revision. He said that the Board of Directors will need to review all the governing documents as requested by the WIA attorney to ensure that there is no direct conflict between the documents starting with the Articles and Bylaws with cross referencing between the Declaration of Covenants and the Rules & Regulations Parts I-IV. Discussion was held. Stensland stated that he believes the Declaration should be the first document to be reviewed. Beseau said that he would provide hard copies to any Board member that needs it and that the documents are also on the WIA website. The WIA attorney recommended that this be accomplished by the end of the year.

New Business
None

Rich Wretschko, Secretary

Date