EXECUTIVE SESSION – 6:15pm – 7:13pm

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

BOARD MEETING

1. Call to Order – Hale called the meeting to order at 7:15pm.

Board members present: Jim Hale (President), Jeff Gerhart (Secretary); Eric Gross (Director of Forestry), W. Lee Murray (Director of Common Areas), Per Suhr (Director of WPS), Darren Rouse (Director of Architectural).

Board members absent: Tom Schoemaker (Treasurer); Kirstin Reimann (Vice President); Anne Stevens-Gountanis (Dir. Community Affairs); all with excused absence.

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

Visitors present: Ed Miller, Liz Miller, Joe Scheiner, and Harriet Halbig (Our Community News).

2. Approval of Agenda – Hale asked if there were any changes to the agenda. There was one change from Hale. Under new business #16, change from “none” to “2014 Budget Discussion”. Gerhart then moved to approve the agenda, seconded by Gross. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the October 23, 2013 meeting minutes. There were no changes. A motion to approve the October 23, 2013 meeting minutes was made by Gross, seconded by Rouse. The motion carried unanimously.

4. Owners Comments. – Mr. Joe Scheiner addressed the board. He said he originally was going to ask for a variance for a fence and a Pergola but stated that he is removing his fence and is instead going to request an enclosure. Hale asked him to submit application to the ACC for the enclosure. Scheiner then asked the Board for a variance for his pergola which encroaches upon the setbacks. After discussion, a motion was made.

Motion:
A motion was made by Suhr to grant a variance to allow the pergola, seconded by Murray. The motion carried.

Reports

5. President’s Report – Hale stated that he was going to address items under old business.
6. Vice-President’s Report – No report.

7. HOA Manager’s Monthly Report – Beseau reported on the following:
   * December newsletter coming up. Need all articles by Nov 30, 13
   * Beseau reported that the Annual Dues statements will be mailed the first week of Dec
   * All candidate bio’s received and working on ballots for election
   * Working on Annual Meeting preparations (Meeting Jan 27, 2014)

8. Treasurer’s Report – Hale reported for Schoemaker who was absent (excused He reported
    YTD income of $812,423 (99.8%) and YTD expenses of $634,008 (77.9%). Hale said that
    approximately 80% of the budget has been spent and we still have a few more large bills
    coming in to reflect for this year.

9. Covenants Report – Hale reported on October covenants statistics which had 37 violations:
    slash/dead trees (7), Junk (5), fencing (5), trailer (5), and several miscellaneous categories.
    Board members that volunteered to attend the hearing meeting to be held on December 11,
    2013 at 6:30pm are: Hale, Gross, Gerhart, and Murray.

10. Public Safety Report – Suhr reported that there were no new bear sightings and no
    additional mail thefts. Chief Nielsen report that the 2011 Patrol Jeep required work (water
    pump, transmission cooler line) for $1000. This was not under warranty as this Jeep has 64,000
    miles already.

    Nielsen also introduced the newly hired WPS Officer (Les Milligan) who was hired to replace
    Officer Nevills.

11. Architectural Control Report – Rouse reported that project applications have slowed
    significantly due to the time of year and that there were 43 projects for September with the most
    projects consisting of: repaint (6), reroofs (6), business application (6), deck (5) and several
    miscellaneous. He said the Design Standards Manual (DSM) revision now called the PDSM is
    currently at legal review and should be online for member review by November 01.

12. Forestry Report – Gross reported that forestry lot evaluation requests dropped with 7 new
    requests in October (253 YTD).
    - 61% of grant award spent and four (4) other members signed up to submit.
    - Reminder to water trees and shrubs during extended dry periods
    - Reported 2 new forestry volunteers.
    In the coming months:
    - We will complete the Common Area Forestry & Firewise 5-Year plan
    - Plan 2014 Firewise events and chipping slash disposal events
    - Review and discuss an update of our CWPP (Community Wildfire Protection Plan)
    - Train new volunteers refresh training of existing team
    - Search for additional grant opportunities and other ways to support Firewise efforts
    - Organize our procedures, forms, and literature
    - Renew WIA membership in Firewise and Ready, Set, Go organizations
    - Work with surrounding communities and their HOA’s to reduce wildfire risk in the area

Common Area update: Toboggan Hill and Regatta area are now complete which finishes up our
2013 scrub oak wildfire fuels mitigation, limb-up, fallen branch removal, and drought pine kill
removal. Additional dead trees have been removed along Fairplay median and overhanging
Deer Creek Road in the Hidden Pond common area.
13. **Common Area Report** – Murray reported that four (4) benches were installed: One (1) at Toboggan Hill, one (1) at Northpark, and two (2) on the Fairplay Median. He also reported that the tall shrubs and brush/grasses along the road on Augusta and Clear Brook Lane were cut down to improve vehicular safety in the area. He also said that we are looking to add WiFi for WIA only because there is no monthly charge which we would only need a router.

14. **Director of Community Affairs Report** – Stevens-Gountanis absent. Hale reported that he attended the last N.E.P.C.O. meeting and that Andre Brackin (County Engineer) was the guest speaker talking about Storm Water and how it affects the entire County. Hale mentioned the common area ponds and that we should talk to County & State Water. Hale stated that Darryl Glenn (County Commissioner) attended and talked about several subjects, including restoration work from the fires and the road problems with Black Forest.

Hale said that he put out a request at this meeting for other HOA’s to help with sponsoring slash/chipping days for the area.

**Old Business**

15. **R&R’s feedback statistics** - Beseau reported that we received 124 emails with feedback on the two (2) survey questions regarding vehicles and trailers. He said that the feedback was hard to measure because many of the responses only addressed the question(s) in part and there was no consistency in the feedback.

Beseau recommended to the Board that they consider creating a survey with more detailed and specific questions. The last survey was completed 3 or more years ago.

**New Business**

16. **2014 Budget discussion** – Hale went over the dues increase for the 2014 budget of $6.00, which is approximately a 2.6% increase to meet budgetary items. This adds $17,826 to the 2014 budget bringing the dues income to $695,214. He said that WIA is very judicious on how we spend this money. Contractor prices, along with utilities, and supplies have gone up.

Motion:
A motion was made by Gerhart to approve the 2014 budget but verify workers compensation premium is correct and adjust if necessary, seconded by Gross. The motion carried unanimously.

Motion:
A motion was made to adjourn by Suhr, seconded by Gross and the formal meeting adjourned @ 8:18 pm.

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Jeff Gerhart, Secretary

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Date