EXECUTIVE SESSION – 6:00 pm – 6:55 pm

There were two legal matters discussed.

A. ANNUAL BOARD ELECTION

1. Call to Order – Stensland called the meeting to order at 7:01 pm.
Board members present: Erik Stensland (Vice-President); Peter Bille (Secretary); Per Suhr (Director of WPS);
Jennifer Cunningham (Director of Community Outreach); Mark Ponti (Director of Architectural Control);
Rich Wretschko (Director of Covenants); and Alan Bassett (Director of Common Areas).

Board members absent: Jim Hale (President) and Tom Schoemaker (Treasurer), who were excused.

Staff in Attendance: Kevin Nielsen (WPS Chief) and Denise Cagliaro (HOA Administrator).

Visitors present: 3 guests, including the reporter for the OCN.

2. Approval of Agenda – There were no changes to the agenda. Suhr moved to approve the agenda, seconded
by Ponti. The motion carried unanimously.

3. Owner comments – There were none.

4. Certificate of 2016 Election – Bille certified the election results. Bush received 495 votes, Suhr received 493
votes, and Benjamin received 488 votes. There were 6 write-ins.

5. Election of President – Suhr nominated Stensland for President, seconded by Bassett. Motion passed
unanimously.

6. Election of Officers – Vice President – Suhr nominates Bille, seconded by Bassett. Ponti nominates
Cunningham, seconded by Wretschko. Secret ballots are passed out by Nielsen, then he picks them up and
counts the secret ballots. Bille 7, Cunningham 2. Bille is the new Vice President.
Secretary – Bille nominates Cunningham, seconded by Suhr. The vote is unanimous for Cunningham.
Treasurer – Suhr nominates Bush, seconded by Benjamin. The vote is unanimous for Bush.

7. Election of Directors – Bush nominates the following, seconded by Bille:
Architectural Control – Ponti
Common Areas – Wretschko
Covenants – Bassett
Forestry – Benjamin
Public Safety – Suhr
The motion carries.

8. Financial Account Authorization: Stensland made a motion to remove Jim Hale and Tom Schoemaker as
signers on the bank accounts, and to replace them with Jennifer Cunningham and Brian Bush. Signers will
now be: Erik Stensland – President, Peter Bille – Vice President, Jennifer Cunningham – Secretary, and Brian
Bush – Treasurer. The motion was seconded by Suhr, and the vote was unanimous.
9. Board Meeting Times & Dates: Bille made a motion to change the December meeting to the 14th, due to the Christmas holiday, seconded by Suhr. Motion carried. Bille then made a motion to change the Covenant Hearing to December 7th, since the Board meeting was changed to the 14th. The motion was seconded by Cunningham. Motion carried. Bille then made a motion that the Board meeting dates and times for 2016 will be on the fourth Wednesday of each month at 7 pm, with Executive Session starting at 6 pm, with the exception that November’s meeting is the 16th and December’s will be the 14th, and the Covenant Hearings will be the second Wednesday of each month at 6:30 pm, with the exception that December’s Hearing will be held on the 7th. Motion was seconded by Cunningham, and carried unanimously.

10. ACC Meeting Times & Dates & Committee Member Approval: Wretschko made a motion to approve the ACC Meeting dates, times, and Committee member appointments, seconded by Bille. Motion carried. The meetings are the second and fourth Tuesday of each month, except December when there is only one meeting on the 13th. The members are: Mark Ponti, Ted Filzen, Bob Gountanis, Anne Stevens-Gountanis, Edwards Miller, Elizabeth Miller, Rich Wretschko, and Mike Wangeman.

B. REGULAR MONTHLY BOARD MEETING

1. Approval of Prior Meeting Minutes – Stensland asked if there were any changes or corrections necessary to the December 16, 2015 meeting minutes. There were no changes. A motion to approve the December 16, 2015 meeting minutes was made by Cunningham, seconded by Bille. The motion carried unanimously.

Reports

2. President’s Report
   Stensland said he is looking forward to 2016, and he welcomed Benjamin and Bush to the Board.

3. Vice-President’s Report
   Stensland had nothing to report.

4. Administrator’s Monthly Report
   Cagliaro reported on the following:
   - Dues payments are steadily coming in. There are 5 residents signed up for payment plans, but there are several more expected.
   - Cagliaro announced that Amy Mast was hired and started on January 12, 2016. She is doing an excellent job.
   - Training is scheduled to start on the security system.

5. Treasurer’s Report
   Cagliaro reported the following:
   - WIA is finished 2015 approximately 8.7% under budget.
   - As of December 31st there were 40 unpaid accounts. The lowest in at least 12 years.

6. Covenants Report
   Wretschko reported the following:
   - No ACC project approval was the highest violation.

7. Public Safety Report
   Suhr reported on the following:
   - Suhr made a motion to approve the purchase of the 2016 Jeep Cherokee to replace the 2012 Liberty. Bille seconded the motion. There was some discussion. The motion passed unanimously.
   - There have been no new mail thefts; however, WPS is currently doing covert surveillance to attempt to capture suspects.
• Nielsen would like to start doing a random survey of residents who have placed calls for service to
WPS. He would like to use the results for training purposes and to maintain high service standards.
It was suggested that maybe the form could be put on the website.

8. Architectural Control Report
Ponti reported the following:
• 519 of 530 projects were approved in the office, and 98% of projects submitted for the year were
approved. Ponti gave a special thanks to ACC Administrator Bob Pearsall for all his hard work.

9. Forestry Report
Stensland had nothing to report.

10. Common Area Report
Bassett reported the following:
• More bids are being solicited for the replacement of the waterline.
• The security cameras were installed on December 27th & 28th. We are just awaiting training on the
software.
• The downstairs filing room was completed on January 10th. Minor touch-up painting and base board
installation remain.
• Room 8 (former employee break room) was converted to a locker room with 12 personal lockers
installed by WPS.
• Room 4 was cleared of all chairs and tables for use by Tri-Lakes Reformed Church.
• The Forestry and New Archive Rooms were cleaned out, with unnecessary items removed to the Old
Archive Room for selling and/or disposal.
• Mowing bids and tree mitigation bids are already being solicited.

11. Community Outreach Report
Cunningham reported the following:
• Cunningham is now a NEPCO Board Observer.
• Remember if you’d like to stay up-to-date on meetings and events going on in the Tri-Lakes area,
consider signing up for newsletters from the Town of Monument and the Tri-Lakes Chamber of
Commerce. Information is also posted on their FaceBook pages. Events as WIA hears of them will
be posted on the WIA FaceBook pages and NextDoor.com site.
• Town of Monument Trustee meetings are held the first and third Mondays at 6:30 pm in the Town
Hall Conference Room. Agendas can be found on the town website.
• Town of Monument Planning Commission meetings are held the second Wednesday of the month at
6:30 pm in the Town Hall Conference Room.
• Grow Smart Monument has revitalized the Tri-Lakes Land Use Committee. This group of concerned
citizens is gathering to develop a comprehensive growth plan for the area, taking into consideration
growth, parks, transportation, etc. They are attending Town of Monument Trustee meetings to
ensure their voice is heard. If you are interested in becoming part of this committee, please contact
Jerry Hannigan at hannigan.and.assoc@gmail.com. They’ve only met twice so far, so now is the time
to get involved.
• WIA is an active member of NEPCO (Northern El Paso County Coalition of Community
Associations). NEPCO currently represents 38 HOAs and almost 8,000 homes. They stay abreast of
developments, construction, and land use in the Tri-Lakes area, and they are working to establish an
advisory relationship with the Town of Monument. If you have friends who live in a sub-division
outside of Woodmoor, ask them if their HOA is a member of NEPCO. The more voices it
represents, the greater impact they can have on the growth of our area.
• The Chamber of Commerce has launched a monthly training series for small to medium sized businesses. On Feb 9th, the training will be on marketing. You do not have to be a member of the Chamber to attend. Cost is free to members and $10 for non-members. Space is limited, so register early at trilakeschamber.com.
• The Tri-Lakes Health Advisory Partnership offers hot lunches to seniors every Monday, Wednesday, and Thursday at 11:30 at either the Chamber of Commerce or the D38 Admin building. If you know of a senior who needs a good meal or some company, please contact HAP at trilakeshap.org.

Old Business
12. Nielsen mentioned that out of respect for the new Board members, he will email the WPS Training Manual and SOP to everyone to look over and he would like to have a vote to accept them next month.

New Business
13. Bille stated that the head of the Colorado HOA Forum Group met with himself, Wretschko, Suhr, and Cagliaro. He is holding a meeting at Library 21C in Colorado Springs on February 13th. HOA residents are encouraged to attend.

Board members who will attend the February 10th Covenant Hearings are: Suhr, Ponti, Cunningham, Benjamin, Bush, Bassett and Stensland.

There was discussion on the best way to get residents to sign up for email blasts. Jackie Burhans from the OCN said she would mention it in her article.

Cagliaro said the deadline to submit articles for the February newsletter will be February 12th.

Ponti made a motion to adjourn the meeting, seconded by Bush. Meeting adjourned at 7:54 pm.

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Jennifer Cunningham, Secretary

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Date