EXECUTIVE SESSION – 6:15 pm – 7:05 pm

There was one personnel matter, one contract matter, and five legal matters discussed. WIA Attorney Lenard Rioth was present for the legal discussions.

BOARD MEETING –

1. Call to Order – Hale called the meeting to order at 7:09 pm.

Board members present: Jim Hale (President); Erik Stensland (Vice-President); Peter Bille (Secretary); Tom Schoemaker (Treasurer); Per Suhr (Director of WPS); Jennifer Cunningham (Director of Community Outreach); Mark Ponti (Director of Architectural Control); and Rich Wretschko (Director of Covenants).

Board members absent: Alan Bassett (Director of Common Areas). Bassett was excused.

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

Visitors present: 9 guests, including the reporter for the OCN and Angela Essing from La Plata.

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

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the August 26, 2015 meeting minutes. There were no changes. A motion to approve the August 26, 2015 meeting minutes was made by Stensland, seconded by Suhr. The motion carried unanimously.

4. Owner Comments – There were none.

Reports

5. President’s Report
   • Hale stated he had nothing new to report.

6. Vice-President’s Report
   Stensland reported the following:
   • The second Covenants revision meeting was held on Monday, September 21, 2015. There was good discussion and progress made. Another meeting will be scheduled soon to continue the process.

7. Manager’s Monthly Report
   Cagliaro reported on the following:
   • The renewal for the QuickBooks Enterprise program was done. QuickBooks now has a 3 license price, as opposed to the 5 license price WIA has been paying, with a savings of approximately $400 per year.
   • A preliminary Budget meeting needs to be scheduled for October. Cagliaro asked that the Board be thinking of dates for the first meeting.
• Bob Pearsall (ACC Administrator) met with a representative from Woodmoor Water & Sanitation regarding moving the WIA water meter from the adjacent property to the north to inside the Barn. He also met with the plumber to get the estimate for trenching the new line, etc. to the building. At this point the approximate cost to move everything is in the $8 - $10k range. We should have the estimates back soon. With the savings of going to a smaller tap, the cost should be recovered in approximately 2 ½ years.

8. Treasurer’s Report
Schoemaker reported the following:
• WIA is 2/3 of the way through the year, and we are at 55% of budget.
• Barn rentals are up.
• WIA is in great shape financially.

9. Covenants Report
Wretschko reported the following:
• WIA had 104 violations in August, 19 are unresolved at this time.

Volunteers for the October 14th Covenant Hearings are: Wretschko, Hale, Bille, Stensland and Ponti.

10. Public Safety Report
Suhr reported on the following:
• WPS is still receiving reports of bear sightings.
• Woodmoor Conoco was robbed again on September 7th. El Paso County Sheriff’s Office is investigating; however, they have made it clear that the solicitors are not responsible for the robbery. They are also not responsible for the gun shots that were reported at a party in the area.
• An email blast was sent out in regards to the solicitors (T&B Sales) staying at the Ramada Inn. Everyone is urged to do their due diligence before purchasing any product from door-to-door sales persons.
• On September 14th there were 3 vehicles broken into in South Woodmoor. It is believed that the persons responsible were caught in the Black Forest area.

11. Architectural Control Report
Ponit reported the following:
• There were 48 projects approved in August. Of those, only 5 had to go before the Committee. No projects were disapproved.

12. Forestry Report
Stensland reported the following:
• There has been a significant decline in the number of Forestry requests. There were 4 for the month of August – 2 were for General Forest Health, 1 for thinning, and 1 possible MPB.

13. Common Area Report
Hale reported on the following in Bassett’s absence (with some input from Bob Pearsall – ACC Administrator):
• The pavilion parts have all been delivered, and it is scheduled to begin construction at the beginning of October.
• The parking lot at The Marsh has been completed. WIA will put some boulders around the parking area to keep people from driving into the Common Area.
• Preventative maintenance/sealing/restriping of the parking lot at The Barn are scheduled for the week of October 5th.
• The second mowing of some of the Common Areas scheduled to begin the week of September 21st (weather permitting).

14. Community Outreach Report
Cunningham reported the following:
• The new Town Manager for Monument has been selected. He is from Kansas and will be starting the first of October.
• The recall petition for some of Monuments Town Council and employees has been placed on hold to focus on the lawsuit brought by the owners of the proposed methadone clinic.
• The NEPCO meeting is scheduled for Saturday, September 26th. Sheriff Bill Elder will be the featured speaker.
• The Empty Bowl Dinner is scheduled for October 7th. The cost is $20.
• UC Health will have a mammography bus at the Pikes Peak Brewery in honor of Breast Cancer Month (October). The Brewery has created a special beer for the occasion.
• Guest Tommy Schwab mentioned that there was a female brew master responsible for the special beer at The Pikes Peak Brewery. It is called Beer for Boobies.

Old Business - None

New Business
15. Ponti gave some background information regarding The Dunes. On the advice of the WIA Attorney, Lenard Rioth, Ponti made a motion to approve the Covenants for The Dunes as written. Wretschko seconded the motion. The motion passed, with Cunningham abstaining.
Ponti then made a motion to adopt the amendments to the KAB-Pankey agreement which would reclassify The Dunes from multi-family and commercial to single family homes, thus placing The Dunes back under the original 1971 WIA Covenants, with exceptions as noted in the Amendments at Article V Sections 2, 3, and 6. Motion was seconded by Suhr. The motion passed, with Cunningham abstaining.
Essing stated that homes will probably not start until Spring or early Summer of 2016, weather depending.

The meeting adjourned at 7:40 pm.

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Peter Bille, Secretary

_______________________________________
Date