WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
October 28, 2015

EXECUTIVE SESSION – 6:00 pm – 6:52 pm

There was one personnel matter discussed.

BOARD MEETING –

1. Call to Order – Hale called the meeting to order at 7:00 pm.
   Board members present: Jim Hale (President); Erik Stensland (Vice-President); Peter Bille (Secretary); Jennifer Cunningham (Director of Community Outreach); Mark Ponti (Director of Architectural Control); and Rich Wretschko (Director of Covenants); Alan Bassett (Director of Common Areas).

   Board members absent: Per Suhr (Director of WPS); Tom Schoemaker (Treasurer). Suhr and Schoemaker were excused.

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

   Visitors present: 8 guests, including the reporter for the OCN.

2. Approval of Agenda – There were two changes to the agenda. Stensland moved to approve the agenda, seconded by Bille. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the September 23, 2015 meeting minutes. There were no changes. A motion to approve the September 23, 2015 meeting minutes was made by Wretschko, seconded by Bassett. The motion carried unanimously.

4. Owner Comments – There were none.

Reports

5. President’s Report
   Hale reported the following:
   • He reminded everyone that it is time for the Vincent J Elorie Award nominations.
   • He also mentioned that residents should be aware that speeding is a problem and to be aware that the deer are very active right now, so please slow down.

6. Vice-President’s Report
   Stensland reported the following:
   • The next Covenants revision meeting will be scheduled within the next couple of weeks.

7. Manager’s Monthly Report
   Cagliaro reported on the following:
   • The open position in the WIA Office will be posted for one week. Interviews will be scheduled shortly after closing the job.
   • Cagliaro and Storey attended a CONO (Council of Neighbors and Organizations). The head of DORA for HOAs made a presentation about HOAs and manager licensing.
• Cagliaro and Nielsen worked to get the budget for 2016 balanced, to include the funding of the Reserves.
• An email blast will be sent out looking for Board candidates for 2016. We currently have 2 people interested with 3 open positions.
• Another email blast will be sent out looking for nominations for the Vincent J Elorie Award.

8. Treasurer’s Report
Cagliaro reported for Schoemaker (absent):
• WIA is currently 8.7% under budget for the year.

9. Covenants Report
Wretschko reported the following:
• WIA had 83 violations in September, with the most violations being trailers on the property over 72 hours. However, most disappeared right after the holiday. There were 15 HOA checks.
• Wretschko reminded everyone about the $50 fee that will be imposed starting January 1, 2016, for projects that are discovered that were not properly submitted for approval to the ACC.

Volunteers for the November 11th Covenant Hearings are: Wretschko, Hale, Bassett, Stensland and Ponti.

10. Public Safety Report
Nielsen reported for Suhr (absent):
• 4 reports of mail theft at the beginning of October, primarily in North Woodmoor (Woodmoor Drive, Deer Creek Road, and Top O the Moor W), but no reports since October 6th. Nielsen reminded residents not to put outgoing mail in their mailbox, but to take it to the Post Office. There was one case where someone “washed” a check. It was reported that there was an older Chrysler in the area at the time.
• There has been increased activity of bears and bobcats. A resident has caught the bobcats on his surveillance camera (a mom and 2 kits). Two different WPS officers have also seen the adult bobcat.
• El Paso County Department of Transportation is in the process of changing the street signs (street names) for many of the roads in Woodmoor. They have started on the north, and they are moving south.

11. Architectural Control Report
Ponit reported the following:
• There have been 447 projects approved year-to-date. 98% of submitted projects have been approved, with 82% being approved in the Office.

12. Forestry Report
Stensland reported the following:
• There was 11 Forestry contacts made in September. Most of them were for Aspen problems.

13. Common Area Report
Bassett reported on the following:
• We are waiting for the plumber and Woodmoor Water & Sanitation to get together on the waterline relocation.
• The Pavilion is complete. We are going to be putting in sidewalks from the parking lot to the Pavilion, as well as landscaping around some of it. The sprinkler system will need to be adjusted in the Spring.
• The parking lot reseal and re-stripping was completed at the beginning of the month.
- WIA is looking into purchasing a 70” television to be put up in The Barn for presentations, etc.
- The second mowing of some of the Common Areas was completed earlier this month.
- We hope to have the boulders installed at The Marsh within the next month.

14. Community Outreach Report
Cunningham reported the following:
- Over the next five years more than 1,000 homes will be added in the Monument area.
- Monument has a very old comprehensive plan. It is in need of updating. If you are interested, please go to Grow Smart Monument on Facebook.
- Reminder that the clocks get changed this weekend. We fall back one hour.

Old Business
- Bille reminded everyone that Amy Smith and the staff have worked very hard on the new WIA website. It will be launched this weekend, so there may be some interruptions in connectivity. Residents will be able to submit forms online for many things (ACC projects with no fees, WPS vacation checks, Barn rental inquiries).

New Business
15. Tom Griesser, a Woodmoor resident, introduced Tom Allen (also a Woodmoor resident) and Greg Coopman, both representing No Methadone in Monument. Mr. Allen and Mr. Coopman provided information to the members present about their organization and how it affects the entire Tri-Lakes area, not just Monument. For more information, you can visit their website: nomethadone.org.
16. Hale informed the members that in order to retain good employees, the WIA is looking into starting an employee retirement plan. Wretschko made a motion to approve going forward with research on available plans, seconded by Ponti. Motion passed unanimously.
17. Hale stated that Cagliaro and Nielsen presented a balanced 2016 budget to the Board. Stensland made a motion to approve the 2016 budget, seconded by Ponti. Motion passed unanimously. Wretschko made a motion to fund the 2015 Reserves out of the underrun for this year, seconded by Bille. Motion passed unanimously.
18. Cagliaro presented a bid for a 9-camera (5 cameras inside the offices and The Barn, and 4 outside) security system to the Board for approval. Cunningham made a motion to approve the bid in the amount of $5,491.75, seconded by Wretschko. Motion passed unanimously.

The meeting adjourned at 8:27 pm.

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Peter Bille, Secretary

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Date