EXECUTIVE SESSION – 6:15 pm – 6:55 pm

There was one personnel matter discussed.

BOARD MEETING –

1. Call to Order – Hale called the meeting to order at 7:02 pm.
Board members present: Jim Hale (President); Peter Bille (Secretary); 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: Erik Stensland (Vice-President); Tom Schoemaker (Treasurer); and Alan Bassett (Director of Common Areas). All were excused.

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

Visitors present: 3 guests.

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

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the October 28, 2015 meeting minutes. There were no changes. A motion to approve the October 28, 2015 meeting minutes was made by Wretschko, seconded by Suhr. The motion carried unanimously.

4. Owner Comments – There were none.

Reports

5. President’s Report
   Hale reported the following:
   • With the recent snow storm, Hale reminded those present that El Paso County is responsible for plowing the roads. It is important to keep vehicles and trailers off the roads (including contractor vehicles). If the roads are not clear of vehicles, the plows cannot plow them.
   • WIA will sponsor a Holiday/Christmas Light Competition. Details will be sent out in an email blast.

6. Vice-President’s Report
   Stensland was absent (excused), but there was nothing to report.

7. Manager’s Monthly Report
   Cagliaro reported on the following:
   • Working on a presentation for the December 16th Board meeting regarding the options for the employee retirement plan.
   • The staff has received numerous compliments on the new website.
   • Employee evaluations will be completed soon.
• Articles for the December newsletter need to be turned in by December 11th. This will be a mail out.
• Interviews will be scheduled the week of Thanksgiving or the week after.

8. Treasurer’s Report
Cagliaro reported the following in Schoemaker’s absence:
• WIA is currently running 8.9% under budget through October 31st.
• As of November 18th there are 40 unpaid accounts. The lowest in many years.

9. Covenants Report
Wretschko reported the following:
• WIA had 41 violations in October, with 20 HOAs. Non-compliant signage was the highest violation.

10. Public Safety Report
Suhr reported on the following:
• With the launch of the new website, residents will be able to submit a Vacation check online. Due to our SSL certificate, the information is encrypted and very secure. The information is not stored anywhere.
• El Paso County Department of Transportation (DOT) is responsible for all roads in unincorporated El Paso County. They plow the roads based off of a priority system based on road usage. They do not plow the roads because of a school or bus route. They plow all priority 1 roads in the County before moving on to priority 2, then they move on to priority 3.
• From DOT: Gusty winds delay snow removal efforts on Priority Three County roads. El Paso County Public Services continues to fight intermittent gusty winds that are slowing snow removal operations in parts of the County. Thirty-five (35) plow trucks concentrating efforts in the northern part of the County including the Monument Hill area, Woodmoor, Black Forest, and continuing east into the Falcon area Wednesday afternoon.
• Total calls for service were 107, with 28 suspicious vehicles, persons or incidents; 24 open doors; 13 animal complaints; 13 assists (medical, citizen, accidents, fire, police); and 29 miscellaneous calls.

11. Architectural Control Report
Ponit reported the following:
• There were 41 projects approved in October. Of those, 11 had to go before the Committee. No projects were disapproved.

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

13. Common Area Report
Cagliaro reported on the following in Bassett’s absence:
• WIA received the final report from Woodmoor Water & Sanitation regarding the water main relocation. All information was forwarded to the plumbing contractor, and WIA is awaiting his bid for the actual work. The goal is to have it completed prior to year end.
• The Pavilion passed final inspection by Pikes Peak Regional Building on 10/30/15.
• The sidewalks from the parking area to the Pavilion were completed on 11/11/15. They are ADA compliant. The work was completed for $1,400.
• The parking bumpers were installed on 11/13/15. The Board had approved $1,671.18 for the project (which included removal of the fence). The final cost was $1,141.18.
• Electrical repair work on the power conduit to the entrance sign was completed October 26th. Additionally, wiring for power to the Pavilion was run at the same time. The electrician was able to reconfigure the service panel, so that replacement/upgrade will not be required for power to the Pavilion. Total for repairs and wiring upgrade was $1,400.
• Bob is obtaining a bid for the sprinkler system service, relocation, and repairs for 2016 (this will be a Reserve Fund item).
• Bob is awaiting bids for the installation of a 70” TV for The Barn. He is trying to secure a TV on Black Friday, but will get the best deal possible.
• Installation of the security camera system that was approved by the Board at the October Board meeting will start around the end of November or beginning of December.
• Tree and Scrub Oak mitigation is continuing. Dead trees in all areas were removed and emphasis was placed on pulling Scrub Oak on Piney Trail next to Toboggan Hill Road. Pulling the Scrub Oak also included stump grinding and surface regrading of the areas, so that they can be mowed in the future.
• Bob has a meeting scheduled in December with El Paso County Roads to discuss reconfiguration of parking area at Toboggan Hill.
• Bob is also awaiting bids to have Common Area signs repaired and painted, as required.

14. Community Outreach Report
Cunningham reported the following:
• 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 we hear of them, will be posted on the WIA FaceBook page and NextDoor.com site. If you aren’t connected to either of these, please do so, and encourage neighbors to do the same. Less than a quarter of the residents are on NextDoor.
• The Town of Monument Trustee Meetings are held the first and third Mondays at 6:30 pm in the town hall conference room. Length of the meetings depend on the topics. Agendas can be found on the town website and the public is encouraged to attend. The next meeting is December 7th.
• The Town of Monument Planning Commission Meetings are the second Wednesday of the month at 6:30 pm in the town hall conference room.
• The NEPCO Meeting was held on November 14th. County Commissioner Darryl Glenn was the guest speaker. El Paso County Engineer Andre Brackin also spoke.
• Points of interest for us related to road projects:
  • Hwy 105 between I-25 and Hwy 83. The first phase is from Woodmoor Dr to Lake Woodmoor Dr. Focus is on capacity, safety and multimodal improvements (i.e. bikes and pedestrians) at a cost of $5.6M. Concerns regarding the traffic in front of Monument Academy were given and the solution is a traffic circle. Anticipated completion of Phase 1 is the end of 2017. Additional phases are budgeted for $18M.
  • Monument Hill Rd – this is the access road running along I-25 up to Palmer Ridge HS. Focus is on safety, with improvements to sight distance, shoulders and multimodal use at a cost of $4M. Still in design phase, no estimated construction date.
  • Beacon Lite Rd from Hwy 105 to County Line. Safety and surface improvements focusing on sight distance, shoulders, drainage and multimodal access. Project cost is $4.3M with anticipated start in mid 2017.
  • NEPCOs Vice President and Transportation Committee Chair, Tom Vierzba, has been named to the County’s Highway Advisory Commission. This will give us great input and insight into what is happening within the county.
  • New Construction:
  Monument Heights Subdivision (along Jackson Creek between Hwy 105 and Higby). Originally
platted for 500 homes. Town of Monument has approved an increase to 620. There will be 10 new intersections along Jackson Creek with no plans for road improvements.

- A new self-storage facility will be constructed behind the sub-station on Jackson Creek.
- Tractor Supply Company is coming to Jackson Creek subdivision off Leather Chaps.
- New commercial construction east of the King Soopers shopping area. It will include a dental office, restaurant and an unknown business.

**Upcoming Events:**

- Small Business Saturday is scheduled for November 28th, the Saturday after Thanksgiving. Residents are encouraged to shop local, small businesses in downtown Monument and the surrounding Tri-Lakes area.
- The 10th Annual North Pole Arts and Crafts Fair, sponsored by Monument Hills Kiwanis, is Saturday, Dec 5th, from 9am – 6pm at Grace Best. This also coincides with Small Town Christmas in downtown Monument and the tree lighting ceremony in Limbach Park.
- Santa on Patrol is scheduled for Dec 19th from 10am – 1pm. The Monument Fire and Police departments are collecting new, unwrapped toys and gift cards to be delivered to needy children in the Tri-Lakes area. If you would like to donate, drop items off at the police department, fire stations 1, 2 and 3 or the fire department admin offices located on Gleneagle Dr.
- For more information, visit monumentcolorado.org.

**Old Business**

- Bille reported that the website launch went well. WIA now has an SSL certificate, which makes our website and emails more secure.
- There was discussion of putting a link on the website for a prize, hoping to encourage residents to visit the site.
- An email blast will be sent out announcing a Holiday/Christmas Lighting Contest with the rules and voting procedures. The winners will be announced at the Annual Meeting on January 25, 2016.

**New Business - None**

The meeting adjourned at 7:46 pm.