EXECUTIVE SESSION – 6:00 pm – 6:55 pm

There were two legal matters and two personnel matters discussed.

BOARD MEETING –

1. Call to Order – Bille called the meeting to order at 7:02 pm.
Board members present: Peter Bille (Vice-President); Jennifer Cunningham (Secretary/Director of Community Outreach); Brian Bush (Treasurer); Mark Ponti (Director of Architectural Control); Rich Wretschko (Director of Common Areas); Per Suhr (Director of WPS); Alan Bassett (Director of Covenants); and Robert Benjamin (Director of Forestry).

Board members absent: Erik Stensland (President), who was excused.

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

Visitors present: 6 guests, including Fire Marshall John Vincent, and the reporter for the OCN.

2. Approval of Agenda – There was one change to the agenda – adding a New Business item. Cunningham moved to approve the agenda with the change, seconded by Bassett. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Bille asked if there were any changes or corrections necessary to the January 27, 2016 meeting minutes. There were no changes. A motion to approve the January 27, 2016 meeting minutes was made by Ponti, seconded by Bush. The motion carried unanimously.

4. Owner Comments – There were none.

Reports

5. President’s Report - None

6. Vice-President’s Report
Bille reported on the following:
- Due to the information about the former Gleneagle Golf Course that was reported in the current issue of The Tribune (the proposed building of 56 townhomes on a portion of the property), he wanted to stress how important it is to make sure that the Country Club at Woodmoor remains viable.

7. Manager’s Monthly Report
Cagliaro reported on the following:
- New employee Amy Mast is working out very well. She is learning new tasks every day.
- The newsletter is being prepared, and we hope to have it out by month end.
- We still have approximately 400 residents that have not paid their dues, which is about average compared to years past.
8. Treasurer’s Report
Bush reported the following:
• After going over the budget for 2016, it looks very realistic. We are slightly under budget up to this point.

9. Covenants Report
Bassett reported the following:
• There were 41 violations in January, with 3 going to hearing.
• Volunteers for the March 9, 2016 Hearings are: Benjamin, Ponti, Suhr, Wretschko, and Stensland.

10. Public Safety Report
Suhr reported on the following:
• The new WPS vehicle appears to be coming in sooner than expected. The delivery date is now approximately mid-March as opposed to mid-May. It will still take a month after delivery to have equipment and decals installed.
• There have been several reports in the news about calls from the IRS and emails saying a relative needs bailed out of jail. It is very important to verify the validity of the call or email before giving any personal information or sending money.

11. Architectural Control Report
Ponti reported the following:
• There were 394 open projects at the end of December. Bob has closed 283 in the past 1 ½ months.

12. Forestry Report
Benjamin reported the following:
• We need Forestry volunteers. If interested, please contact Sherrie at the WIA Office.
• There will be a Wildfire Community Preparedness Day on May 7th. More info to come.

13. Common Area Report
Wretschko reported the following:
• The security cameras are up and running, and the staff will be trained shortly.
• Bob is working on the mowing contract, as well as the tree mitigation contract, and he will be getting bids.

14. Community Outreach Report
Cunningham reported the following:
• For info on the Town of Monument and/or the Tri-Lakes Chamber of Commerce, join their Facebook pages or subscribe to their newsletters. Also keep up-to-date on the WIA Facebook page and your local 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. The length of the meetings depends on the topics. Agendas can be found on the town web site and the public is encouraged to attend.
• The Town of Monument Planning Commission Meetings are held the second Wednesday of the month at 6:30 pm in the Town Hall Conference Room.
• Upcoming events will be posted on the WIA website, as well as the WIA Facebook page, and NextDoor.com. We will be providing interesting facts about our community on these sites in the near future.
• The Tri –Lakes Chamber of Commerce is holding monthly training programs for small to medium-sized businesses. On March 9th the class will be on the Basics of Bookkeeping. You do not have to
be a Chamber member to attend. Cost is free to members and $10 for non-members. Space is limited. Register early at trilakeschamber.com.

- **Grow Smart Monument** has revitalized the Tri-Lakes Land Use Committee. The next meeting will be March 14th at 6:30 pm at the Chamber. There will be a presentation about the land use process given by El Paso County Development Services. If you are interested in becoming part of this committee, please contact Jerry Hannigan at hannigan.and.assoc@gmail.com.

- **Water rate increases** are being voted on during the next Town of Monument Trustee meeting (March 7 at 6:30 pm). This won’t directly affect Woodmoor residents, but will impact businesses on the west side of the Interstate, who will in turn pass on the expense to us as consumers. Please consider attending to voice your concerns.

- The Tri-Lakes Health Advocacy 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 trilkeshap.org.

- The Awake the Lake committee is looking into the possibility of holding fireworks at Palmer Lake again. Consider attending their meetings.

**Old Business**
15. Per made a motion to approve the WPS SOP and the Training Manual, seconded by Ponti. The motion passed unanimously. Nielsen thanked Cunningham for her edits and input on the SOP and Training Manual.

**New Business**
16. Ponti made a motion to delegate approval to ACC Administrator Bob Pearsall to approve certain ACC projects in the office, seconded by Benjamin. Motion passed unanimously.

The meeting adjourned at 7:21 pm.

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Jennifer Cunningham, Secretary

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Date