WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
April 22, 2015

EXECUTIVE SESSION – 6:15 pm – 6:50 pm

There was one legal and one personnel matter discussed.

BOARD MEETING –

1. Call to Order – Hale called the meeting to order at 6:59 pm.

Board members present: Jim Hale (President); Erik Stensland (Vice-President); Peter Suhr (Director of WPS); Mark Ponti (Director of Architectural Control); Alan Bassett (Director of Common Areas); and Rich Wretschko (Director of Covenants).

Board members absent: Tom Schoemaker (Treasurer).

Staff in Attendance: Kevin Nielsen (WPS Chief); Denise Cagliaro (Bookkeeper); Bob Pearsall (ACC Administrator); Sherrie Storey (Covenants/Forestry Administrator).

Visitors present: 13 residents, Jeff Smith (Town of Monument Trustee), Angela Essing (La Plata Communities), and Jackie Burhans (Our Community News).

2. Approval of Agenda – Hale asked if there were any changes to the agenda. There were no changes to the agenda. Suhr then moved to approve the agenda, seconded by Stensland. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the March 25, 2015 meeting minutes. There were no changes. A motion to approve the March 25, 2015 meeting minutes was then made by Wretschko, seconded by Ponti. The motion carried unanimously.

4. Appointment of Director to BOD term vacated by Dick Green – Hale introduced Jennifer Cunningham to the members present. Cunningham introduced herself and her husband then gave a brief synopsis of her background. Hale made a motion to approve Cunningham as the Director of Community Outreach, seconded by Bille. The motion carried unanimously. Hale further explained that Stensland would continue as the interim Director of Forestry.

5. Owner Comments –

- Jackie Burhans asked for specifics on how the BOD appoints persons for vacancies. Hale explained that the Board has the discretion to appoint members to vacancies, and the only positions that they must retain are the four officer positions.
- Gordon Reichal had questions concerning the development across from the Monument Charter Academy. Hale explained that the property in question is not part of Woodmoor, so WIA has no say in the matter.
- Melinda Reichal had concerns about pot holes in the area. Chief Nielsen stated that WPS had done their road survey and submitted it to El Paso County Department of Transportation. However, he always recommends that residents contact the County also.
- Gordon Reichal asked if WIA could invite County Commissioner Darryl Glenn to one of the upcoming Board meetings. Hale stated he would contact Mr. Glenn.
**Reports**

6. **President’s Report** – Hale informed the members present that WIA COO Matt Beseau had resigned on March 30, 2015, with his last day to be April 10, 2015. The Board decided to place Matt on Administrative leave through April 15, 2015. Hale thanked Matt for his 12 years of service. Residents will be notified by email blast when a replacement has been chosen.

- Hale also reported on the Highway Advisory Commission meeting. He went over the County mowing plan, as equipment will now be left in each district, so mowing can be accomplished as needed. There were also some issues with the street sweepers, but newer ones have been purchased. Hale reminded residents that if their property looks like it goes up to the road, then please mow it, as the County will not.
- Hale discussed the Regional Non-Motorized Transportation plan.
- Hale also reported that the County Line Road project will be wrapping up, as they will be smoothing out the drop-offs soon.

7. **Vice-President’s Report** – Stensland had nothing to report.

8. **HOA COO/Manager’s Monthly Report** – There was no report.

9. **Treasurer’s Report** - Hale reported the March financials for Schoemaker. He reported that WIA is at 22% of budget for expenses, so we are about 3% under budget; however, we are coming into the season of mowing and noxious weed spraying, so we will have some large expenses coming up. He reported that at the end of March we had 209 unpaid accounts, and that as of April 22nd, we were down to about 140 unpaid accounts.

10. **Covenants Report** – Wretschko reported that WIA had 42 violations in March, and only two were unresolved.

The next Hearing Meeting will be held on May 13, 2015 at 6:15 pm. Directors who volunteered to attend were: Wretschko, Ponti, and Cunningham.

11. **Public Safety Report** – Suhr reported on the following:

- WPS completed the road survey of the roads this week and will send the report to DOT. This is the first of two surveys we conduct. This one is for conditions of roads, the next one will be done in June, which is for trees and shrubs encroaching in the roadway, blocking signs or views at intersections, and street signs that need replaced. We wait for June when the scrub oak is completely leafed out as it’s usually these that cause the hazards.
- Half of the WPS officers attended our firearms training yesterday; the other half will be on Friday.
- We will be treating the Woodmoor Ponds in Mid May for mosquito larva. May is when the larva become active which can lay dormant all winter. This treatment only kills larva, not adult mosquitoes.
- GPS Surveys; here are 3 surveys one for each vehicle that shows each WPS vehicle is hitting each road in Woodmoor consistently. My request for officers is they hit every road at least once during their 4 day shift.
- We appealed a decision by Chrysler in regards to a repair on our 2011 Liberty of previous transmission repairs not being covered under warranty. The new repairs were electrical, last year’s repairs were mechanical and way over the 12,000 mile warranty. Chrysler agreed to split the cost resulting in a refund of $381.
12. **Architectural Control Report** – Ponti reported there were 36 projects approved in March. Of those, 32 were approved in office and zero were disapproved.

13. **Forestry Report** – Stensland reported there were 7 requests for evaluations – 5 were for Firewise evaluation, 1 for MPB, and 1 for mistletoe. He announced the upcoming Forestry meeting to be held on April 23rd at 6:30 pm. They will be discussing a long-term forest health strategy and working with WPS for a fire evacuation plan.

14. **Common Area Report** – Bassett reported on the following:

- The mowing bid for 2015 has been approved.
- The noxious weed spraying bid for 2015 has been approved.
- Boy Scout Troop 514 and students from The Charter Academy picked up trash along some of the roads and Common Areas within Woodmoor.
- The flat roof on the Barn was repaired.
- The windows will be cleaned on May 11.
- The floor will be buffed and resealed on May 4.
- The plants at the front of the Barn will be done the week of May 18.

**Old Business**

- Bille reported he is still working on finding a new website host. He asked for any suggestions or recommendations.
- Bille is also looking at a new email blast system.
- Bille brought up that as part of the Reserve Study, WIA is looking at replacing the office computers. The server was budgeted as part of the scanning project.
- Bille has also been talking with Comcast Business about high-speed internet availability.

Bille made a motion to purchase the new server, 7 work stations, and a new router. Motion was seconded by Stensland. The motion carried unanimously.

**New Business**

Due to the shortness of item 17, it was discussed first.

17. Ponti informed the members of the new addition that the YMCA had submitted to the ACC for review and approval at the April 14 meeting. It will be an approximately 9,000 square foot gymnasium addition, which will include racquetball courts. The builder hopes to start in June and be finished by October. Ponti made a motion to approve the YMCA expansion project. The motion was seconded by Cunningham. The motion carried unanimously.

16. Angela Essing from La Plata and ACC Administrator Bob Pearsall made a short presentation regarding The Dunes (the property north of the Tri-Lakes Fire Station). There were 7 conditions set by the Board June 25, 2014. All conditions have now been met. The ACC approved the Dunes Project Design Standards Manual (PDSM), Covenants and Rules and Regulations (CC&R), and the amendment to the KAB-Pankey lawsuit. There will be a sub-HOA, and they will maintain the Common Areas within the Dunes. El Paso County will maintain the roads. There will be four street lights, but they will be shielded as to not be a nuisance. The price range of the homes will be 300 to 400k. At this time Aspenview Homes will be the builder of the 56 homes. These should be platted by September. In response to a question of whether or not
there will be enough water, Tommy Schwab – Board member with Woodmoor Water & Sanitation, stated that water is not a concern.

Pearsall mentioned that an Administrative fee of $14,000 and a refundable $140,000 Compliance fee will be forthcoming from La Plata.

Ponti made a motion to provide all of the documents to the WIA attorney for approval. Bille seconded the motion. The motion carried unanimously.

Other Business

- Member Chuck Hardy asked how WIA can insure ingress/egress due to fire. He mentioned there may be grants available and offered to help WIA staff/Board look into these.
- Hardy also questioned fees for new developments.
- Communication seems to be the best method for getting information out to the members.
- An article on registering for the reverse 9-1-1 system will be placed in the April newsletter.
- Several members were present regarding “The Great Chicken Debate”. It was explained how our governing documents work. The fact that chickens are not allowed in Woodmoor is a covenant, not a rule, so it takes 2/3 of the membership to change. There was further discussion on if that could be changed to 2/3 of votes received. Many ideas were put out there.

The formal meeting adjourned at 8:48 pm.

The Board then went back into Executive Session, adjourning at 9:32 pm.

_____________________________________
Peter Bille, Secretary

_____________________________________
Date