EXECUTIVE SESSION – 6:15 pm – 6:58 pm

There was one personnel matter, one contract matter, and two legal matters 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); Tom Schoemaker (Treasurer); Per Suhr (Director of WPS); Alan Bassett (Director of Common Areas); and Rich Wretschko (Director of Covenants).

Board members absent: Mark Ponti (Director of Architectural Control); and Jennifer Cunningham (Director of Community Outreach). Both were excused.

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

Visitors present: 7 residents

2. Approval of Agenda – Hale requested two New Business items be added to the agenda. There were no further changes. Suhr moved to approve the agenda with the additions, 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 July 22, 2015 meeting minutes. There were no changes. A motion to approve the July 22, 2015 meeting minutes was made by Wretschko, seconded by Bille. The motion carried unanimously.

4. Owner Comments
   • Mr. Jim McCarthy addressed the Board concerning an incident at the WIA sponsored Chipping Day. The Board had viewed the information that Mr. McCarthy had to present, along with reports from WPS. The Board suggested that Mr. McCarthy contact his insurance directly regarding the matter.
   • Mr. Stu Turner addressed the Board with some misinformation that was sent to WIA in regards to H.R. 1301/S. 1685 (HAM radio antenna/tower legislation). Mr. Turner also volunteered his services to help the Board and/or Architectural Control Committee with the design standards if this legislation passes. The Board thanked him for his time. Suhr asked him to run for the Board, if he has any interest.

Reports

5. President’s Report
   • Hale showed the members present the certificate that was presented to WIA and accepted by Hale, Cagliaro, and Nielsen at the School Board meeting on August 20, 2015.

6. Vice-President’s Report
   Stensland reported the following:
The first Covenants revision meeting was held on Monday, August 17, 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 Monument Hill Country Club sale finally went through on August 13, 2015.
   - The staff have been working with Amy Smith on the redesign of the website. There is a resident photographer who has been working with WIA to take pictures of the area for the website, as well as pictures of the staff and WPS Officers.
   - Paperwork was completed through the State for gas cards that can be used at numerous locations. The reports that will come with the billings will help Nielsen track fuel mileage, etc. on each of the vehicles more easily.
   - Approximately two weeks ago, one of the flower pots out front of the Barn “disappeared”. Cagliaro was able to determine what happened, and WIA has been reimbursed for the pot. We are currently looking for a replacement to closely match the existing flower pots.
   - The 990 Tax Form has been filed.
   - Comcast has been working to get the new lines installed to the building over the past couple of weeks. The Comcast representative has an appointment with Cagliaro and Albert (IT) tomorrow to hook up the new internet connection.
   - Reminder to the Board members that the deadline for submitting articles for the next newsletter is September 15th.

8. Treasurer’s Report
   Schoemaker reported the following:
   - Expenses average approximately $60k for last month. There will be some large expenses for mowing and noxious weed spraying coming in over the next month or so. Even though we are 7 months through the year, we are under 50% of the budgeted expenses to date. WIA is very healthy going into the second half of the year.

9. Covenants Report
   Wretschko reported the following:
   - WIA had 69 violations in July, five of these are scheduled for hearing in September; however, we are hoping to get that number down to 3.

   Volunteers for the September 9th Covenant Hearings are: Wretschko, Hale, Suhr, Stensland and Bassett.

10. Public Safety Report
    Suhr reported on the following:
    - WPS has seen an increase in the number of bear sightings. Residents were reminded to store their trash, bird feeders, and BBQ grills in the garage and do not place pet food outside. Bears will only be relocated once before being put down.
    - WPS has also had an increased number of complaints for solicitors in the area. Although WPS cannot stop door to door solicitors, they can respond, verify identity, and attempt to verify the validity of the company they are selling for.

11. Architectural Control Report
    Wretschko reported the following for Ponti:
    - There were 68 projects approved in July. Of those, only 9 had to go before the Committee. No projects were disapproved.
• The ACC is at 127% of annual budget for income; however, that does include the Dunes project, which was not budgeted for.

12. Forestry Report
Stensland reported the following:
• There were 32 requests for Forestry evaluations – 27 Firewise, 3 general forest health, 1 thinning, and 1 suspected MPB (not MPB). Stensland reported that approximately 50% of the Firewise evaluations that were requested as a result of the WIA Chipping Day have been completed.

13. Common Area Report
Bassett reported on the following:
• WIA is awaiting the recommendation from Woodmoor Water & Sanitation about the relocation of the WIA water meter and replacement of water main line to curb valve on Woodmoor Drive. The plumber is awaiting recommendation from Woodmoor Water before providing a bid to WIA for the line work.
• The split rail fence was removed from around the island in the parking lot in anticipation of pavilion construction in early September.
• Parking bumpers were ordered and received for the parking spots around the island. They will be installed after the pavilion construction is completed.
• Pavilion has been ordered and is scheduled for delivery on or about September 15th. Permitting and soil testing issues have been completed and resolved. Concrete prep and pad pour are scheduled the week of September 7th (weather permitting).
• WIA is awaiting bids for security cameras for The Barn/Offices.
• Directional boring and installation of high speed fiber for internet completed by Comcast.
• Preventative maintenance/sealing/restriping of the parking lot at The Barn are scheduled for the week of October 5th.
• Mowing of the Common Areas was completed on August 26th. Approximately 20% of the areas that are normally mowed could not be mowed due to excess water in low lying areas. A second partial mow is scheduled to begin the week of September 21st (weather permitting).
• WIA received an approved driveway permit for parking area at The Marsh from El Paso County Roads. The parking area construction is scheduled to begin the week of September 7th.
• Tree and scrub oak mitigation of Common Areas is scheduled to begin the week of August 31st. Six days of work, including 8 dumpsters, will be $11,000 (a budgeted item).
• Two park benches were installed at Twin Ponds and The Meadows during the weekend of July 25th and 26th by Daniel Weatherby, a Woodmoor resident and Boy Scout, who volunteered to install the benches as his Eagle Scout project. Daniel is a sophomore at Lewis Palmer and hopes to go to the Air Force Academy upon graduation from high school.

14. Community Outreach Report
Hale reported the following for Cunningham:
• To stay up-to-date on meetings and events in the Tri-Lakes area, sign up for the Town of Monument and/or the Chamber of Commerce newsletters, or check their Facebook pages. Please check NextDoor.com and the WIA Facebook page for events as we hear of them.
• Town of Monument Trustee meetings are held the first and third Mondays at 6:30 pm in the Town Hall conference room. Agendas are available on the Town website. The next meeting will be September 8th, due to the Labor Day holiday.
• On Monday, August 24th, the Town Board approved a moratorium on all new businesses in downtown Monument classified as a “clinic”. They chose this route, versus banning methadone clinics, in an effort to not target Colonial Management Group, the company wishing to open the
A clinic, specifically. This six-month delay will allow for zoning rules to be reviewed and rewritten to protect the town in the future.

- A new town manager has been selected. Chris Howe from Kansas, and he is slated to be in the seat by the beginning of October.
- A recall petition is being circulated for Mayor Dominguez. Only residents of Monument are allowed to sign the petition.
- The next NEPCO meeting is September 26th.
- The last Monument Parks Plan Open House will be August 27th from 4 to 7 pm at Monument Town Hall. This is your chance to give input on park improvements.
- There will be a free community BBQ at the YMCA, Friday, August 28th from 6 to 8 pm on the turf. Members and non-members are welcome.
- Sample craft beers from 15 local breweries at the Bines and Brews Hopfest, September 19th, 1 to 5 pm, in Limbach Park. Tickets can be purchased at the Tri-Lakes Chamber or online for $30. There is limited participation.

Old Business - None

New Business

15. There were two accounts discussed in Executive Session. Based on those discussions, Suhr made a motion to take 41WCC to District Court to begin foreclosure proceedings, seconded by Schoemaker. The vote was unanimous, with Stensland abstaining.

Schoemaker made a motion for the attorney to send 48LW a final demand letter, giving the resident until December 1st to remedy all violations, with fines to be suspended until December 1st; however if all violations are not remedied by December 1st, the fines will be reinstated and the attorney will be instructed to take the case to District Court to get a judgement against the owner to remedy the violations or foreclosure proceedings will be initiated. Motion was seconded by Wretschko. Motion passed unanimously.

16. Stensland informed the members present that there is a need to change the Rule regarding excess vehicles. The WIA is receiving 3 to 5 variance requests per month for a third vehicle to be parked in the driveway due to various circumstances (i.e. more drivers in the home, college student home for the summer, adult children moving home, etc.). Schoemaker made a motion to increase the number of currently licensed vehicles allowed to be parked in the driveway or on the approved driveway footprint to 3 from the previous 2. Motion was seconded by Wretschko. Motion passed unanimously.

The meeting adjourned at 8 pm.

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Peter Bille, Secretary

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Date