WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
December 17, 2014

EXECUTIVE SESSION – 6:15pm – 7:00pm

There were two (2) legal and (1) personnel matters discussed.

BOARD MEETING --

1. Call to Order – Hale called the meeting to order at 7:03pm.
   Board members present: Jim Hale (President); Jeff Gerhart (Vice-President); Rich Wretschko
   (Secretary) Eric Gross (Director of Forestry); Darren Rouse (Director of Architectural); Mark
   Ponti (Director of Common Areas); and Erik Stensland (Director of Covenants).

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

   Staff in Attendance: Matt Beseau (HOA COO/Manager); Kevin Nielsen (WPS Chief).

   Visitors present: 3 members.

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

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections
   necessary to the November 19, 2014 meeting minutes. There were no changes. A motion to
   approve the November 19, 2014 meeting minutes was then made by Stensland, seconded by
   Gross, and the motion carried unanimously.

4. Owners Comments. – Ed & Liz Miller asked about an ACC item that was dropped from the
   ACC agenda. They gave their opinions to the Board. Discussion was held, then Hale asked
   that this item to be placed on the agenda for the next hearing meeting for discussion only.

Reports

5. President's Report – Hale stated that this is the last regular board meeting for 2014. He said
   that we got a break from forest fires this year and said that a lot of forest mitigation work was
   accomplished in WIA this year. He reported information from the last Highway Advisory
   Committee meeting, County Line Road is looking good, new turn lanes and deceleration lanes
   are being considered. He asked Chief Nielsen about the status of the school signs. Nielsen
   said that they are in design and waiting funding to include the “flashing lights”.

6. Vice-President's Report – Gerhart said he had no report at this time.
7. HOA COO/Manager’s Monthly Report – Beseau reported on the following:
* 2015 annual assessments sent out the 2nd week in December
* Newsletter sent to printer 12/17/14. Mail to membership, sent electronically (email blast), and posted on the website
* Candidate ballots to be sent out 12/30/14

8. Treasurer’s Report – Hale reported November financials for Schoemaker. He said 84% of the yearly budget has been executed YTD of the projected $711k. November income was almost $11.3k. He said we still have some big bills coming up (annual assessment statements & annual meeting, election mail out), and we had two (2) past due accounts pay us large sums.

Motion
A motion to approve $3600 for the 2015 annual audit (for 2014-Waugh & Goodwin) was made by Gerhart, seconded by Gross. The motion passed unanimously.

9. Covenants Report – Stensland reported November covenants statistics of: 58 violations with (4) four going to a hearing, and (10) ten HOA checks performed. The higher number of violation offenses were: trailer (15), signage not compliant (11).

The next Hearing Meeting will be held on January 14, 2015 at 6:15pm. Directors who volunteered to attend were: Stensland, Ponti, Rouse, Hale, Wretschko, and Gerhart.

10. Public Safety Report – Nielsen reported for Suhr the following:
In November we launched the new WPS database in which we asked for feedback from people receiving the reports. For the most part we had positive comments but a few negatives.
Here are the tabulations from the comments received:
- Approximately 200 people receive WPS monthly reports
- We had 17 total replies
- 12 were positive
- 3 negative
- 2 Neutral
- 5 replies included questions related to “covenant violation complaints”, 4 asking if we would be sending out the “old Dispatch Reports” that contained the details of each call. I have explained that the new database will contain personal information in the dispatch reports that we must keep confidential and will no longer be provided.

My goal of starting 2015 with most of the issues resolved looks like a reality. We will start adding different “Resolutions” that will describe the incident better however we want to keep resolutions to a minimum.

Hale stated that WIA will have an award for the best decorated Christmas display. He asked WPS to hit every street and log the 10 best Christmas lights/decorations before Christmas, then send to the Board of Directors to vote. The prize will be awarded at the annual meeting on January 26, 2015. Hale stated that he wants to have a better process next year whereby residents can vote. He wants it to take place mid-December in 2015 and possibly have a function to be held at the barn.

11. Architectural Control Report – Rouse reported that the WIA administrator is approving the vast majority of projects without them having to go to the ACC Committee. He reminds the board that the ACC admin extra duties of project authority must be approved on a year by year basis. There were 26 projects in November. Rouse said 18 of these projects were approved in the office with 8 going to the ACC Committee for approval. He reports the replatting on Lower Lake Road was completed with 3 new homes build/in progress, and 3 other’s approved by the
ACC that are forthcoming.

12. Forestry Report – Gross reported the following November statistics and information:

Evaluation Stats
- **2014 Eval Requests YTD:** 137 (18% Forestry & 37% FW & 45% Grant related*).
  * "Grant related" contains 2 evaluations per project: 1 grant work + 1 req. FW eval.
- **2014 Completed Evaluations YTD:** 136 resident + 11 Common Areas. **147 Total.**
- **2014 Site Eval. Details:** Forest Health 25, Firewise 50, Grant related 62, Com Areas 11.
  (with 1 FW eval. pending completion, and 1 incomplete grant project)
  (Additional between Nov-Dec BOD mtgs: 1 Forest Health, 2 Firewise evals, and 1 Grant.)

Forest Conditions
Don’t forget that we have many dry spells during winter and we still need to water. Water trees and shrubs when we go 2-3 weeks without significant moisture or snow cover. Use 10 gallons per inch of tree diameter on days that the temperature is greater than 40degF and let it trickle into the soil.

Forestry/Firewise
- Although we removed a few MPB trees this summer in north Woodmoor, MPB attacks continue to be the lowest on record for Woodmoor thanks to the continuous vigilance and quick action by our residents.
- **2014 Wildfire Fuels Risk Reduction Grant reimbursement is complete for 27 finished mitigation projects in Woodmoor.** 5 remain.
- Added one project to fill the final opening in the 2014 Grant. Four final grant projects are complete and reimbursement paperwork is being generated to submit after the holidays. **2014 Grant closure is delayed by one incomplete grant project.**
- 32 residents will have participated by 2014 grant program end.

Planned Activities during the coming months:
- Prepare 2014 Forestry/Firewise Annual Report.
- Prepare WIA Annual Meeting Forestry/Firewise presentation materials.
- Complete final 2014 grant project, submit final reimbursement request, generate project summary paperwork, and obtain final project verification approvals for the Colorado Dept. of Natural Resources.
- Prepare material for the Common Area Forestry & Firewise 5-Year Plan.
- Plan the 2014 Firewise Events and Chipping/Slash Disposal Events.
- Discuss an update of our CWPP (Community Wildfire Protection Plan).
- Review and discuss new volunteer training & refresh training of existing team.
- Discuss attending the 2015 PPWPP training workshop usually in April.
- Research additional grant opportunities and other ways to support our Firewise efforts.
- Firewise.org membership has been renewed. Do same for Ready, Set, Go and PPWPP organizations.
- Discuss ways to obtain involvement of surrounding communities and their HOA’s to reduce wildfire risk in the Tri-Lakes area.
- Organize materials for handoff to new Forestry Director in January. Gross said he plans to stay on as a forestry advisor volunteer once his term expires.

13. Common Area Report – Ponti reported on the following:
Three (3) benches ordered for placement in Common areas. New benches are identical to benches in place on Fairplay median. These are scheduled for delivery in January 2015, installation to occur when weather permits (budget line item for Common area improvements). Ponti also reported that YTD a little over 88% of the Common area budget was spent.
WIA Barn
1. Installation of previously approved new doors in the WIA offices scheduled for 12/13/2014.
2. New four seat bench seating ordered for The Barn.
3. New door mats for The Barn and WIA offices ordered as required due to wear and tear.
5. New 12 foot Christmas tree and decorations purchased and displayed in The Barn.
6. Outdoor holiday decorations put up at WIA Office, several new items purchased.
7. New light fixtures installed at WIA office entrance and The Barn entrance. Light fixtures match motif and are identical to fixtures installed on the garage.
8. Electrical service panel work performed by contractor 12/8/2014.
9. New drafting table, chair and light ordered and received for ACC Administrator.

Old Business
None

New Business
14. Election/Annual Meeting- Hale said that Wretschko and Gerhart will be monitoring the election. Hale will give the briefing of the power point presentation at the annual meeting, with Wretschko overseeing the election portion. Beseau (WIA COO) informed the board he has everything set with the school and Women’s League of Voters. The Annual Meeting announcements/Election materials are all on schedule. Beseau said he is working on setting up the food, snacks, and door prizes.

Motion:
A motion was then made to adjourn by Hale, seconded by Gerhart and the formal meeting adjourned @ 7:54 pm, with the Board of Directors going back into Executive Session to finish discussion of a personnel matter. Executive session ended at 8:10pm

Rich Wretschko, Secretary

Date