WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
February 25, 2015

EXECUTIVE SESSION – 6:15pm – 6:45pm

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

BOARD MEETING --

1. Call to Order – Hale called the meeting to order at 6:48pm (early due to blizzard). Board members present: Jim Hale (President); Erik Stensland (Vice-President); Peter Bille (Secretary); Per Suhr (Director of WPS); Mark Ponti (Director of Architectural); Alan Bassett (Director of Common Areas); and Rich Wretschko (Director of Covenants).

Board members absent: Tom Schoemaker (Treasurer) and Dick Green (Director of Forestry). Both excused.

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

Visitors present: 2 members, 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 Wretschko. The motion carried unanimously.

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

4. Owners Comments – None

Reports

5. President’s Report – Hale stated that when we have weather related delays or closing, we also need to ensure we are cancelling any scheduled meetings for that day. He said this should be announced in the newsletter and on the website.

Hale informed the Board that the Director of Forestry (Richard Green) has given his resignation effective 02/28/15, and did so due to personal reasons and having to sell his home. Hale said that Vice-President Eric Stensland has offered to lead foreistry until the Board is able to appoint a replacement-hopefully at the March monthly Board Meeting.

6. Vice-President’s Report – Stensland said that besides heading up foreistry for the short term, he will be reviewing the Covenants with recommended revisions and complete the revision of the Rules & Regulations Parts I-IV that was started last year. When complete, he will bring the draft(s) to the Board. Discussion was held.
7. HOA COO/Manager’s Monthly Report – Beseau reported on the following:
* Philadelphia Insurance possible wind/hail 5% deductible increase
* February newsletter will be sent electronically (email blast) the first week of March, and posted on the website
* Rental contracts renewed for Tri-Lakes Reformed Church, and offices 7 & 9
* Set up meeting in March with website developer
* Beginning of March start scanning documents in-house (100 files) as a test, and take County Plot Maps to be scanned at printer (offsite)
* YTD- 287 lot dues still not paid

8. Treasurer’s Report – Hale reported January financials for Schoemaker. He said projected expenses were $74,579.00 and actual were $74,579, so we are on target with our budget. Income is on par minus the lots that have not paid, but we are in good shape.

9. Covenants Report – Wretschko reported January covenants statistics of: 40 violations with and 21 HOA checks/ lots that sold. The higher number of violation offenses were: nuisance (8); excess vehicles (4); vehicle off drive (6); and no ACC project approval (5).

The next Hearing Meeting will be held on March 11, 2015 at 6:15pm. Directors who volunteered to attend were: Stensland, Bille, Hale, Suhr, and Bassett.

10. Public Safety Report – Suhr reported on the following:

- After much research a 2015 Jeep Cherokee will replace the 2011 Jeep. Delivery time is 90-120 days, and meets the reserve budget. Suhr requested to have a motion to approve the purchase. Discussion was held.

Motion:
A motion was made by Stensland to approve the purchase of the new vehicle for WPS, seconded by Wretschko, the motion passed unanimously.

- After the last revision of the WPS database I believe everyone is very happy with it. It gives residents the information they were used to and still tracks the activities of WPS accurately.
- We have been logging patrol checks for “Woodmoor Park” and “YMCA” as “Business customers” in our database. I would like to discontinue this as it looks like we are padding our stats by logging in this manner and they are part of Woodmoor and pay their assessment just like any other Woodmoor resident. We can review our GPS units and see when we’re in the area just like we can for any other street in Woodmoor. Discussion was held and the board agreed.
- The patrol Commander at the El Paso County Sheriff’s Office has asked if we could let deputies use the WPS office to access the computer/phone for their follow-ups. Since Sheriff Elder took over in January we’ve seen a huge increase in the communication, cooperation, and presence of deputies and I think this is an excellent way to continue in building a stronger relationship with EPSO. Discussion was held and the Board agreed. It was mentioned about whether to continue using the Dragon Man shooting range or change to the new Magnum Shooting Range. Hale and Nielsen will visit the range and report.
11. Architectural Control Report – Ponti reported there were 11 projects in January. Ponti said 5 of these projects were approved in the office (1 disapproved) with 5 going to the ACC Committee for approval. He also said that 2 of these were new construction projects. Ponti said that WIA has already received 19% of it’s expected Architectural income for the year with submittal fees.

12. Forestry Report – Stensland reported there were 4 Firewise evaluations requested and performed in January. He said he would be holding a meeting soon with the Forestry group in the near future.

13. Common Area Report – Bassett reported on the following:
* Four (4) people signed up to volunteer for a new Ad Hoc Common Area Committee. Organizational plans for first meeting are ongoing for early this spring.
* Sound proofing foam injected/installed into walls of WIA Conference room 2/28/15.
* (2) honeycomb blackout blinds in The Barn were repaired with warranty covered replacement parts. Total repair costs: $44.00.
* Seals and Stripes performed crack repair on new parking lot. Cracks are due to natural expansion/contraction cycle. Crack Master Supreme DF (Direct Fire) Hot Pour to fill all asphalt cracks. Total repair costs: $250.25.

Old Business
None

New Business
14. Board Opening- Hale said that since he already covered this subject under the Presidents report, he wanted to discuss Community Events. There was discussion on the following ideas brought up: a pavilion, amenities, parking at Toboggan Hill and The Marsh Common Areas.

Motion:
A motion was then made to adjourn by Hale, seconded by Stensland and the formal meeting adjourned @ 7:30 pm.

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Peter Bille, Secretary

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Date