Executive Session

6:15pm-6:41pm
There were two (2) legal matters discussed and one (1) personnel matter.

Re-Organization Meeting

1. **Call to Order** – Jim Hale, Outgoing President, called the meeting to order at 7:00 PM. He welcomed the newly elected members (Alan Bassett, Richard Green, and Peter Bille). He explained to the Board how this year is different because of the dates that the meetings fall on. Normally, he said the monthly meeting occurs before the re-organization meeting but this year they are held on the same date.

   Board Members Present: Hale; Schoemaker; Suhr; Stensland; Ponti; Wretschko; Bassett, Green; and Bille.

   Board Members Absent: None

   Staff Members Present: Matt Beseau (WIA COO); and Kevin Nielsen (WPS Chief).

2. **Approval of Agenda** - Hale asked if there were any changes to the agenda. There were none. Stensland moved that the agenda be approved as is. Seconded by Suhr. The motion carried unanimously.

3. **Owner Comments** – None

4. **Certificate of 2014 Election** – Wretschko reported that all votes had been tabulated by the League of Women Voters of Colorado. The LWVC and Wretschko, as secretary, have signed the certificate of approval for the election. The final vote tallies were:

   Estelle Remington 134
   Alan Bassett 657
   Peter Bille 613
   Richard Green 638

   *There were (5) individual write-in votes.

   Hale moved to approve the election results, Suhr seconded, the motion passed unanimously.
Discussion was held.

5. **Election of President** – Jim Hale

**Motion**
Suhr made a motion to nominate Jim Hale as President, seconded by Stensland. The motion passed unanimously.

As Jim Hale was elected WIA Board President, he presided over the remainder of the meeting.

6. **Election of Officers** – Discussion was held and the remaining officers were elected as follows:

- **Vice-President** – Erik Stensland
  A motion was made by Wretschko to nominate Stensland as Vice-President. Seconded by Suhr, the motion passed unanimously.

- **Secretary** – Peter Bille
  A motion was made by Stensland to nominate Peter Bille as Secretary. Seconded by Bassett, the motion passed unanimously.

- **Treasurer** – Tom Schoemaker
  A motion was made by Wretschko to nominate Tom Schoemaker as Treasurer. Seconded by Suhr, the motion passed unanimously.

7. **Election of Directors** – Discussion was held and the following Directors were elected:

- **ACC** – Mark Ponti
  A motion was made by Stensland to nominate Ponti as Director of Architectural. Seconded by Suhr, the motion passed unanimously.

- **Common Area** – Alan Bassett
  A motion was made by Bille to make Bassett the Common Areas Director. Seconded by Suhr, the motion passed unanimously.

- **Covenants** – Rich Wretschko
  A motion was made by Stensland to make Wretschko the Covenants Director. Seconded by Bassett, the motion passed unanimously.

- **Forestry** – Richard Green
  A motion was made by Hale to nominate Green as Director of Forestry. Seconded by Suhr, the motion passed unanimously.

- **Public Safety** – Per Suhr
  A motion was made by Hale to nominate Suhr as Director of Woodmoor Public Safety. Seconded by Ponti, the motion passed unanimously.
8. Financial Account Authorizations – A motion was made by Hale “that the officer
signatures be changed to remove Wretschko and Gerhart, and add Stensland for
financial account authorizations”, seconded by Bassett. The motion passed
unanimously.

9. Board Meeting Dates/Time – It was decided that the Board meeting dates and
time will remain the same for 2015. Hale made a motion “that the monthly WIA
Board Meetings will be held on the 4th Wednesday of each month at 7:00pm”,
seconded by Suhr. The motion passed unanimously. However, due to the
holidays, the November meeting date will be 11-18-14 and the December
meeting date will be held on 12-16-14.

10. Hearing Meeting Dates/Time – It was discussed that Hearing meetings will
be held on the same day of the month. Hale made a motion “that hearing meetings
will be held the 2nd Wednesday of each month at 6:15pm”, seconded by Suhr.
The motion passed unanimously.

11. New Board Member Orientation Date’s - Hale stated that the new board member
orientation date/time would be set by Beseau (WIA COO) to accommodate the
new directors schedules. The first of three orientation meeting dates will include
an overview by Hale.

12. WPS Contract – WPS Chief Nielsen informed the board that he has revised his
business contracts and that a couple had fees revised with minimal increases.

13. Quick Reference Guide (QRG) Fee Schedule – Discussion was held concerning
the new Project Design Standards Manual (PDSM) and fees that was approved
in January 2014. It was decided that no changes will be made at this time.

Regular Monthly Board Meeting

1. Approval of Prior Meeting Minutes - Hale asked if there were any changes or
corrections necessary to the December 17, 2014 meeting minutes. There were no
changes. A motion to approve the December 17, 2014 meeting minutes was then made
by Stensland, seconded by Ponti, and the motion carried unanimously.

Reports

2. President’s Report – Hale stated that this is the first regular board meeting of 2015.
Hale thanked the staff, volunteers, and Board members for all of their help in preparing
for the annual meeting. He said that with the nice weather we had this year, he thought
we would have had better membership attendance. He recommends that next year WIA
put up banners to remind everyone so that attendance can be increased.

Hale also said that he would like to get a lighted sign for the front of the barn that would
easily identify functions being held at the barn. He asked for Board member support to
attend NEPCO meetings as representatives of WIA and asked the directors to take turns
in attending. He said that WIA has a good “slash” drop off program and for it to continue,
WIA must have more financial and labor support from surrounding communities.
3. Vice-President’s Report – No report

4. HOA COO/Manager’s Monthly Report – Beseau reported on the following: The February newsletter will be sent via email blast and posted on our website. Beseau asked the board to have their articles and information to him NLT Feb 10th. He said the February edition will highlight the annual meeting, election, awards, and door prizes.

5. Treasurer’s Report – Schoemaker reported that out of the $853k 2014 budget, WIA spent $850k. He said we ended the year ½ of 1% under budget. He reported that we were $45k over in planned income (mostly due to ACC fees/new builds), and 4-5 areas coming in over budget. He reported that two large delinquent accounts had been paid. He also reported that to date, a little under 700 lot owners have yet to pay their 2015 annual assessments and that after January 31, a late fee of $50 will be imposed. Overall, Schoemaker said that WIA is in very good financial shape.


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

7. Public Safety Report – Nielsen reported on the following:
* The 2011 Jeep Liberty is scheduled for replacement this year (currently at 100,000 miles)
* All WPS officers completed CPR training this month
* Feedback on new WPS reports- does not contain enough information. He will make editing changes to incorporate additional information
* Explained that Sheriff Elder has given outside law enforcement agencies “commissions” that they can now go outside their jurisdictions. Example: a Monument PD Officer can come into WIA to contact a suspect without requesting an EPSO Deputy Assist
* December 2014 dispatch logs were: WIA Activity 44, Assists 39, Open Doors 26, Vehicle/Traffic 21, Animal/Complaint 16, Criminal Activity 14, and other miscellaneous

Discussion was held. Nielsen informed the Board that he would like to purchase another Jeep identical to the last one purchased. The Board asked Chief Nielsen to provide a list of vehicles to choose from, that met his criteria and requirements and to send the list to the entire Board for review and selection.

8. Architectural Control Report – Ponti reported that over the past 2 years, 98% of the ACC submitted projects had been approved and in the past year, the majority of those were approved in the office by the ACC administrator.

Ponti stated that he had five (5) motions to make before the board. They were:
A. A motion to allow ACC Administrator, Bob Pearsall, to approve the following in the office without prior ACC approval:
   1. Certain Miscellaneous Projects for calendar year 2015. Approvable Miscellaneous Projects are listed in the Project & Design Standards Manual, Chapter 5, Section I, on page 16. All other Miscellaneous Projects, Major Modifications, and New Construction projects will still require ACC approval.
2. Compliance fee deposit refunds up to $500.00 for calendar year 2015, refund approval will also require the signature of the WIA COO for processing. All other refund requests will be referred to the ACC for review before approval.

3. Routine Change Orders for all projects. ACC Administrator will reserve the right to refer any Change Order that is deemed to be extensive to the ACC for review before approval. Seconded by Suhr, the motion passed unanimously.

B. A motion to delegate to the Director of Covenants the authority to approve home based business applications without prior approval or consultation with the Architectural Control Committee. Authority of the ACC to approve home based business applications is found in Article V, Section 10 of the declaration of protective covenants. Seconded by Stensland, the motion passed unanimously.

C. A motion to approve the following WIA members to the Architectural Control Committee (ACC) for calendar year 2015: Ted Filzen; Anne Stevens-Gountanis; Bob Gountanis; Ed Miller; Liz Miller; and Rich Wretscho. Seconded by Bassett, the motion passed unanimously.

D. Motion to approve the proposed 2015 Architectural Control Committee Meeting schedule on the 2nd and 4th Tuesdays monthly at 7:00pm. Seconded by Suhr, the motion passed unanimously.

E. Motion to delegate to the Director of Forestry the authority to review and approve all tree requests and Firewise lot evaluations as they pertain to project application packets, without prior approval or consultation with the Architectural Control Committee. Authority of the ACC to approve clearing of trees is found in Article V, Section 8 of the declarations of protective covenants. Seconded by Suhr, the motion passed unanimously.

9. Forestry Report – Green stated that a goal for 2015 is to figure out how to get lot owners to do forest mitigation on their lots, especially in cases where none has been done. Green also stated that he needed to have the forestry volunteers appointed for 2015 as required.

Motion:
A motion was then made by Green to appoint the following Forestry Advisors for 2015: Eric Gross, Jim Woodman, Bill Lockwood, Carolyn Streit-Carey, Jeff Gerhart, Bill Nealon, Dick & Karen Green, and Eddie Bruck. The motion was seconded by Suhr and the motion passed unanimously.

10. Common Area Report – Discussion was held on 2015 goals and considerations for Common Area amenities such as a pavilion or gazebo. Hale said that he would like to start a Common Area Committee that would meet quarterly to help WIA figure out what amenities residents would like to see and determine what is realistic. He also wants to work on getting sponsors or help in setting up WIA festivities.

Old Business- None

New Business- None
Hale brought up several 2015 goals and discussion topics that he stated needs to be addressed this year. They included: Toboggan Hill parking, Community Events, 2015 Christmas house decoration awards, trails, and Covenants/Rules & regulations revisions. Discussion was held.

In closing, Hale reminded the directors that monthly reports should be listing the highlights and to keep brevity in mind.

Motion:
A motion was then made to adjourn by Hale, seconded by Suhr and the formal meeting adjourned @ 8:15 pm.

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Peter Bille, Secretary

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Date