WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 15, 2017

EXECUTIVE SESSION- 6:00pm – 6:57pm

BOARD MEETING –

1. Call to Order: Bille called the meeting to order at 7:01pm.
Board members present: Peter Bille (President), Per Suhr (Director of Covenants), Rich Wretschko (Director of Common Areas), Robert Benjamin (Director of Architectural Control), Brad Gleason (Director of Public Safety) and Ed Miller (Director of Forestry).

Board members absent: Brian Bush (Vice-President), Jennifer Cunningham (Secretary/Director of Community Outreach), and Lee Hanson (Treasurer).

Staff in attendance: Kevin Nielsen (Chief of Public Safety), Denise Cagliaro (HOA Administrator), Amy Mast (Bookkeeper and Barn Rentals), Bob Pearsall (Architectural Control and Common Areas Administrator), and Sherrie Storey (Covenant and Forestry Administrator).

Visitors present: Two (2).

2. Approval of Agenda: Bille asked if there were any changes to the agenda. There were none. Suhr moved to approve the agenda, seconded by Miller. The motion carried unanimously.

3. Approval of Prior Meeting Minutes: Bille asked if there were any changes or corrections necessary to the October 25, 2017 meeting minutes. There were none. A motion to approve the October 25, 2017 meeting minutes was made by Benjamin, seconded by Suhr. The motion carried unanimously.

4. Owner Comments: There were none.

Reports

5. President’s Report:
Bille reported the following:
   ● We are currently looking for volunteers to run for the Board.

6. Vice-President’s Report:
For Bush (absent), Bille had nothing to report.

7. Secretary/Director of Community Outreach:
For Cunningham (absent), Cagliaro reported the following:
   ● Shop Small Saturday, a nationwide event, is November 25th. Shoppers are encouraged to patronize locally-owned businesses. Visit downtown Monument for this year’s holiday shopping.
   ● The following Saturday, December 2nd, is Small Town Christmas in downtown Monument. There will be reindeer, musical performances, and a chance to have your picture taken with Santa and Mrs. Claus.
   ● Kiwanis is holding its annual North Pole Craft Fair on December 2nd at Grace Best. This 1-day event collects food donations at the door and runs from 9am to 3pm.
   ● The evening of December 2nd at 5pm is the Tree Lighting in Limbach Park.
• On Saturday, December 9th, there will be an ice carving demonstration in front of Gallery 132, which is located next to the Coffee Cup Café. The demonstration will run from 11:30am to 1pm.
• We are still accepting volunteers to serve on the WIA Board of Directors. If you are interested in applying, please see Denise or visit our website.

8. Treasurer’s Report-
For Hanson (absent), Cagliaro reported the following:
• We are running 3.5% under budget for the year.
• We currently have 56 unpaid accounts.

9. HOA Administrator’s Report-
Cagliaro reported the following:
• Board nominations must be submitted by November 30th.
• The deadline to submit articles for the December newsletter is November 28th at 5pm.
• The 2018 Budget is posted on the website.
• December’s Board meeting is Wednesday, December 13th due to the holidays.

10. Director of Covenant’s Report-
Suhr reported the following:
• There were 16 violations in October with 5 being scheduled for hearing.
• There were 25 HOA inspections performed.

11. Director of Public Safety’s Report-
Gleason reported the following:
• The SRTS grant was submitted on time and according to the CDOT rep, felt like it had a good chance to be funded.
• The holidays are quickly approaching and we encourage everyone to retrieve mail and packages delivered ASAP. In fact, if you are expecting a delivery of a package ask for an email notification when delivered and have a trusted neighbor or family member pick it up for you.
• WPS is seeing an increase in coyote sightings. Please visit the WIA website at www.woodmoor.org Public Safety tab, WPS documents.
• Benjamin mentioned that FedEx will deliver packages to Wal-Mart for pickup.

12. Director of Architectural Control’s Report-
Benjamin reported the following:
• There were 49 projects submitted in October.
• 37 projects were approved in the office and 12 went to the ACC for approval.
• Year-to-date there has been 646 projects submitted with a 98.3% approval rate.

13. Director of Forestry’s Report-
Miller reported the following:
• There were 5 evaluations performed in October.
• Changes are being made to the CWPP.

14. Director of Common Areas’ Report-
Wretschko reported the following:
• On October 31st some much needed maintenance was done at the Barn and WIA office.
• The HVAC system was serviced on November 11th.
• Informational signs were placed on the banner holders.
• Mitigation on the scrub oak will continue.

**Old Business**

**New Business**

Bille wanted everyone to be aware that a small change has been made to our website. The “Governance” tab will now read “Covenants”. We hope this will make the website easier to use. We are starting to push residents to use the website.

Miller made the motion to adjourn, seconded by Benjamin. The meeting was adjourned at 7:17pm.

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Jennifer Cunningham, Secretary

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Date