WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
December 13, 2017

EXECUTIVE SESSION- 6:00pm – 6:58pm

There was one (1) legal matter discussed.

BOARD MEETING –

1. Call to Order- Bille called the meeting to order at 7:02pm.
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), Brian Bush (Vice-President), and Lee Hanson (Treasurer).

Board members absent: Jennifer Cunningham (Secretary/Director of Community Outreach) and Ed Miller (Director of Forestry).

Staff in attendance: Kevin Nielsen (Chief of Public Safety), Denise Cagliaro (HOA Administrator), and Amy Mast (Bookkeeper and Barn Rentals)

Visitors present: One (1) OCN reporter.

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 Wretschko. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bille asked if there were any changes or corrections necessary to the November 15, 2017 meeting minutes. There were none. A motion to approve the November 15, 2017 meeting minutes was made by Benjamin, seconded by Suhr. The motion carried unanimously.

4. Owner Comments- The OCN reporter addressed the Board regarding assistance with the Tri-Lakes Land Use Comprehensive Plan that pertains to Woodmoor. The Board requested she work with Bob Pearsall, Common Area Administrator and Rich Wretschko, Director of Common Areas.

Reports

5. President’s Report-
Bille reported the following:
• Just another reminder that this is the season for mail thefts.
• There is more wildlife on the roads so be cautions and use slower speeds if necessary.

6. Vice-President’s Report-
Bush had nothing to report.

7. Secretary/Director of Community Outreach-
For Cunningham (absent), Cagliaro had nothing to report.

8. Treasurer’s Report-
Hanson reported the following:
• We are running 3.5% under budget for the year.

9. HOA Administrator’s Report-
Cagliaro reported the following:
• Annual Dues invoices will be going out by week end.
• The newsletter should be in the mail mid-week next week.
• We have four (4) candidates running for the three (3) open Board positions. Ballots will go out the end of next week or between Christmas and New Year’s.
• The Annual Meeting is January 29th at 7pm at LPMS. We will have light appetizers.

10. Director of Covenant’s Report.
   Suhr reported the following:
   • There were 31 violations in November.
   • There were 19 HOA inspections performed.

Attendees for the January 10th hearings: Bille, Suhr, Gleason, Wretschko, Benjamin, Hanson, and Bush.

11. Director of Public Safety’s Report.
   Gleason reported the following:
   • We are seeing an increase in mail theft. Bring packages and mail inside as soon as possible.
   • The Tri-Lakes area is seeing more and more automotive break-ins. Be sure to keep your vehicles locked.

   Benjamin reported the following:
   • There were 40 projects submitted in November.
   • 32 projects were approved in the office and 8 went to the ACC for approval.
   • Year-to-date there have been 686 projects submitted with a 98.4% approval rate.

   For Miller (absent), Cagliaro reported the following:
   • There was one (1) lot evaluation performed in November.

   Wretschko reported the following:
   • The Eagle Scout, Aaron Mather, got approval for his Eagle Scout project for Woodmoor from the Scout Council. Picnic tables, benches, and signs are ready for his assembly and installation on the Common Areas.

Old Business

New Business

Benjamin made the following motion:
Motion: To conditionally approve replat of parcels 71114-04-111 and 71114-00-007 into North Bay at Woodmoor, (PUDSP-16-004) contingent upon final review of all application documents and governing documents by the Association’s attorney and ACC Administrator.
The motion was seconded by Suhr. The motion carried unanimously.

Suhr made the motion to adjourn, seconded by Gleason. The meeting was adjourned at 7:19pm.

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Jennifer Cunningham, Secretary

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Date