WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
May 27, 2015

EXECUTIVE SESSION – 6:15 pm – 6:58 pm

There was one personnel matter discussed.

BOARD MEETING –

1. Call to Order – Hale called the meeting to order at 7:00 pm.
Board members present: Jim Hale (President); Erik Stensland (Vice-President); Peter Bille (Secretary); Tom Schoemaker (Treasurer); Per Suhr (Director of WPS); Mark Ponti (Director of Architectural Control); Jennifer Cunningham (Director of Community Outreach); and Rich Wretschko (Director of Covenants).

Board members absent: Alan Bassett (Director of Common Areas).

Staff in Attendance: Kevin Nielsen (WPS Chief); Denise Cagliaro (Interim HOA Manager).

Visitors present: 3 residents, and reporter (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 Bille. The motion carried unanimously.

3. Approval of Prior Meeting Minutes – Hale asked if there were any changes or corrections necessary to the April 22, 2015 meeting minutes. There were no changes. A motion to approve the April 22, 2015 meeting minutes was then made by Wretschko, seconded by Suhr. The motion carried unanimously.

4. Owner Comments – None.

Reports

5. President’s Report – Hale thanked the staff for continuing to keep the office running smoothly.
   - Hale also reported on the Highway Advisory Commission meeting. The County has done a survey of all of the bridges, and over the next several years, they will be repaired or re-decked as needed. The Cimarron Interchange work will be starting this summer.
   - Hale reported that the County will be picking up responsibility for the drainage issues at Misty Acres.

6. Vice-President’s Report – Stensland reported that the rewrite of the Covenants has not yet started, but will start soon.

7. HOA COO/Manager’s Monthly Report – Cagliaro thanked the staff, WPS, and the Board for their support during the transition, and she reported that everything is running smoothly.
   - Cagliaro reported that the insurance for the Association has been renewed for the year, with a slight increase of 1%.
   - The accountant is currently performing the Audit of the 2014 accounting records. He will finish up this week and then prepare the 990 Tax Form for review and submittal.
   - Albert and Amy Smith are working through some possible issues with our Access program with the computer upgrades. When Amy returns from vacation on June 5th, they will make sure there are no
issues. This will also not hold up the installation of the new server and computers, which should occur within the next week to 10 days.

- Sherrie Storey will be moving into Matt’s old office, which will give her a place to meet with residents and offer more privacy and seating.
- The WIA Attorney is negotiating with another resident on a payment plan.

8. Treasurer’s Report – Schoemaker reported that we are running about average (70 to 75k) per month for expenses. Year-to-date WIA is at 29% of budget, which is about 4% under budget. We currently have 101 unpaid accounts, which is lower than the 127 for the same period in 2014.

9. Covenants Report – Wretschko reported that WIA had 58 violations in April, and only two were unresolved and possibly going to hearing.

The next Hearing Meeting will be held on June 10, 2015 at 6:15 pm. Directors who volunteered to attend were: Wretschko, Hale, Bille, Stensland, and Ponti.

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

- We’ve hired Cody Pegram’s replacement and his name is Dennis Finessey. His experience includes Dist 38 Security, and 10 years as a Deputy Sheriff in North Dakota. His training is going well and he will be the first Officer completely trained by our training officer. Our goal is have him trained by mid June which doesn’t look like it will be a problem. Typically it takes 4 to 6 weeks to complete our training program.
- While we are training Dennis, we are also updating our training manual, which at times can be challenging. Once completed, this will be added to the WPS SOP as part of the SOP. It will be reviewed by myself, and then reviewed by the Sheriff’s Office. Once complete, it will be presented to the Board for approval.
- At the April meeting I had said we would be treating the ponds with Larvacide this month, however we will need to wait for the water to recede somewhat before treating.
- We didn’t have any reports of vandalism after the release from school which we usually have some. We had reports both Friday and Saturday night regarding shots fired, however what was found was fireworks coming from the Vista Clara area, which is in the northeast corner but not within Woodmoor.
- New WPS vehicle should arrive within a week or so. We are going to have to use a hand-held spotlight, due to mounting restrictions and side-curtain airbags. The light bar has been ordered, but we are waiting for it to arrive. We are getting quotes on decals. As soon as all parts, etc. are present and installed, we will be placing the 2011 Jeep up for sale.

11. Architectural Control Report – Ponti reported there were 60 projects approved in April. Of those, 49 were approved in office and one was disapproved.

- La Plata will be paying their $14,000 administrative fee, as well as their $140,000 compliance fee.

12. Forestry Report – Stensland reported there were 6 requests for evaluations – 3 were for Firewise evaluation, 1 for mistletoe, and 2 for general forest health.

- We are working out the logistics for this year’s chipping event, and we will put it out by email blast, on the website, and in the newsletter, as soon as the details become available.
13. Common Area Report – Hale reported for Bassett on the following:

- The spraying of the noxious weeds and the mowing has not started yet due to the rain.
- The floor in The Barn was cleaned, resealed, and polished on May 4th.
- The windows in The Barn and the Offices were cleaned on May 11th.
- Landscaping for the Office and parking lot entrance was installed on May 18th.
- The sprinkler system was serviced and turned on May 18th.
- The fountains were cleaned and turned on May 15th.
- We have a new contractor, Big M Lawn Maintenance, who began mowing service for the WIA Office/Barn on May 15th.
- A sound system/PA was installed in The Barn on May 22nd. The contractor upgraded the speakers to commercial grade at no additional cost to WIA.

14. Community Outreach Report – Cunningham reported on the following:

- To stay up-to-date on meetings and events going on in the Tri-Lakes area, consider signing up for newsletters from the Town of Monument and the Chamber of Commerce. Information is also posted on their FaceBook pages. Events, as we hear of them, will also be posted on the WIA FaceBook page and NextDoor.com site. Cunningham encouraged people to sign up.
- **Town of Monument Trustee Meetings:**
  Held the first and third Mondays at 6:30 in the town hall conference room. Length of the meetings depends on the topics. Agendas can be found on the town web site and the public is encouraged to attend. The next meeting will be June 1st.
  - Last Monday’s meeting covered briefings on noxious weed mitigation and protection of pollinators (bees). Basically, we were encouraged to manually remove noxious weeds, reserving chemical removal as the last resort.
  - There was also a short briefing from the PPACG (Pikes Peak Area Council of Governments) on the non-motorized transportation system plan. The representative talked about the condition of trails and bike paths in the region.
- **NEPCO Meeting: Northern El Paso County Coalition of Community Organizations**
  Bill and I attended the bi-monthly (every other month) meeting on the 9th. This was my first meeting and I was very impressed with the information presented.
  - Kip Petersen, the VP of the PP Regional Water Authority and GM of Donala Water and Sanitation gave a presentation on the state of our water and explained where and how the CoSprings and Tri-Lakes area gets its water. There are more than 25 independent water districts and he stressed that the cities and state need a comprehensive plan for the future.
  - The NEPCO treasurer, who is also the Transportation committee chair, presented potential traffic concerns with the addition of new housing developments along Jackson Creek and Higby. In short, we face up to a 570% increase in traffic along Jackson Creek. Current roads cannot handle the increased traffic and suggestions for proactive improvements have been presented to the town planner.
  - Their briefings are posted on the NEPCO site at [www.NEPCO.org](http://www.NEPCO.org) and I encourage you to go through them.
  - Change is coming and if you want to have a voice in decisions, I encourage you to stay informed and get involved. As the Town of Monument Comprehensive Plan comes together, there will be opportunities to participate on various committees. I will notify you when that occurs.
Old Business

- The Dunes Development – Ponti reported that the WIA attorney had gone over the governing documents presented by La Plata. There were a couple of suggested changes to the wording for clarification purposes in the Project & Design Standards Manual, but nothing major. There was another longer suggestion for a change to their governing documents, and they are currently meeting with their attorney to go over this change.

New Business – There was none.

The meeting adjourned at 7:29 pm.

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Peter Bille, Secretary

_______________________________________
Date