

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 24, 2018

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 7:04pm.

Board members present: Peter Bille (President), Jennifer Cunningham (Secretary/Director of Community Outreach), Brian Bush (Vice-President), Ed Miller (Director of Forestry), Per Suhr (Director of Covenants), Rich Wretschko (Director of Common Areas), Robert Benjamin (Director of Architectural Control), and Brad Gleason (Director of Public Safety).

Board members absent: Lee Hanson (Treasurer).

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

Visitors present: Two (2), including 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 Miller. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bille asked if there were any changes or corrections necessary to the December 13, 2017 meeting minutes. There were none. A motion to approve the December 13, 2017 meeting minutes was made by Cunningham, seconded by Bush. The motion carried unanimously.

4. Owner Comments- There were none.

Reports

5. President's Report-

Bille reported the following:

- The recent snow has brought some much needed moisture which helps with the high fire danger.

6. Vice-President's Report-

Bush reported the following:

- Just a reminder that El Paso County is responsible for maintaining the roads within Woodmoor.
- Residents are able to fill out a service order through the county website to submit their street for maintenance.

7. Secretary/Director of Community Outreach-

Cunningham reported the following:

- Monument and the school district are facing significant growth in the next few years. This growth will strain our public schools and the district will soon be seeking support from the community to fund additional elementary schools. As a result, D38 is hosting a community engagement event to discuss future school facilities options. Attendees will participate in small group discussion led by a trained facilitator. The goal is to help participants learn more about this issue while using collaborative decision-making and community problem-solving skills to share thoughts and ideas. The public is invited to participate. RSVP to Dara at dsimington@lewisplamer.org. Feb 5th, 6 to 7:30pm, D38 District Building.
- CDOT has come up with another series of "Listening and Telephone Sessions" for the widening of I-25 between Castle Rock and Monument. There will be two meetings in Monument:
 - Monument Library, February 8th, from 6:45 to 8:15pm
 - Natural Grocers, February 13th, from 5:30 to 7pm

If you cannot attend one of these meetings, there is also an online survey. You can find the link on the WIA Facebook page.

- If you like 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 Tri-Lakes 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 website. If you are not connected to either of these, please do so, and encourage neighbors to do the same. Less than one quarter of the residents are on NextDoor.com.
- Town of Monument Trustee meetings are held the first and third Mondays at 6:30 pm in the town hall conference room. Length of the meetings depend on the topics. Agendas can be found on the town website and the public is encouraged to attend.
- Town of Monument Planning Commission meetings are on the second Wednesday of the month at 6:30pm in the town hall conference room.

8. Treasurer's Report-

For Hanson (absent), Bush reported the following:

- The number for 2017 income is greater than the expenses. This supports the Board decision to not raise the dues in 2018.
- The reserves are well funded and the Board is looking on ways to improve the community.

9. HOA Administrator's Report-

Cagliaro reported the following:

- The Annual Meeting is Monday, January 29th, at 7pm at LPMS.
- Ballots will be counted Tuesday by the League of Women Voters.
- Reorganization Meeting is Wednesday, January 31st, at 7pm in The Barn.
- No Hearings are scheduled for February because of Valentine's Day and other scheduling conflicts.
- The February Board Meeting is Wednesday, February 28th at 7pm in The Barn.

10. Director of Covenant's Report-

Suhr reported the following:

- There were 23 violations in December.
- There were 17 HOA inspections performed.

11. Director of Public Safety's Report-

Gleason reported the following:

- WPS only had one report of found discarded, unopened mail, and no stolen packages off porches.
- We are hearing of more coyote activity, especially in South Woodmoor. Chief Nielsen is referring those that call WPS to the WIA website for information, Colorado Parks and Wildlife, and also Alpine Animal Control.

12. Director of Architectural Control's Report-

Benjamin reported the following:

- There were 18 projects submitted in December.
- 14 projects were approved in the office and 4 went to the ACC for approval.
- In 2017 there was 705 projects submitted with a 93% approval rate.

13. Director of Forestry's Report-

Miller reported the following:

- There was three (3) lot evaluation performed in December.
- The CWPP is up on the website and residents are encouraged to read it.

14. Director of Common Areas' Report-

Wretschko reported the following:

- On January 23rd the Eagle Scout finished installing the park benches and picnic tables.

Old Business

New Business

15. The Annual Meeting will be held on Monday, January 29th, at 7pm at Lewis Palmer Middle School.

16. The Reorganization Meeting will be on Wednesday the 31st at 7pm. At this meeting new Board positions will be appointed.

Wretschko made the motion to adjourn, seconded by Benjamin. The meeting was adjourned at 7:37pm.

Kayla Dixon, Secretary

Date