

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 28, 2018

EXECUTIVE SESSION- 5:55pm – 7:01pm

There was one (1) legal matter discussed.

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:04pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Lee Hanson (Treasurer), Kayla Dixon (Secretary/Director of Community Outreach), Ed Miller (Director of Forestry), Per Suhr (Director of Covenants), and Brad Gleason (Director of Public Safety).

Board members absent: Rich Wretschko (Director of Common Areas) and Robert Benjamin (Director of Architectural Control).

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

Visitors present: One (1) OCN reporter.

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

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the February 28, 2018 meeting minutes. There were none. A motion to approve the February 28, 2018 meeting minutes was made by Bille, seconded by Suhr. The motion carried unanimously.

4. Owner Comments- None

Reports

5. Vice-President's Report-

Bille reported the following:

- WIA is in the process of contracting for new IT support.

6. Secretary/Director of Community Outreach-

Dixon reported the following:

- There will be a Fishing Derby on June 2nd at Palmer Lake.
- Art Hop in Monument will run from May to September.

7. Treasurer's Report-

Hanson reported the following:

- Prepaid dues were down from last year and collections are a little behind for this same period last year.
- The general operating account is up.

8. HOA Administrator's Report-

Cagliaro reported the following:

- The newsletter was posted to the website 3 weeks ago.
- The new copier is up and running. We are waiting on the scanning software upload to continue scanning.

9. Director of Covenant's Report-

Suhr reported the following:

- There were 13 violations in February.
- There were 17 HOA inspections performed.
- Next month's hearings will be held on Thursday, April 12th.

Attendee's for the April 12th Hearings: Miller, Hanson, Bille, Suhr, Gleason, and Bush.

10. Director of Public Safety's Report-

Gleason reported the following:

- The "Red Flag Warning" banners are in use. They will be in place when the weather service issues a red flag warning.

Motion: Gleason made a motion to spend up to \$34,000 for the purchase of a 2019 Jeep Cherokee. The motion was seconded by Miller. The motion carried unanimously.

11. Director of Architectural Control's Report-

For Benjamin (absent), Pearsall reported the following:

- There were 35 projects submitted in February.
- 20 projects were approved in the office and 15 went to the ACC for approval with a 100% approval rate.
- 70% of the February projects were submitted via the WIA website or email.

Motion: Bille made a motion to approve the Preliminary/PUD Development Plan for "the Beach at Woodmoor Filing No. 1". The motion was seconded by Hanson. The motion carried unanimously.

12. Director of Forestry's Report-

Miller reported the following:

- There were 6 lot evaluations performed.
- The CWPP is now up on the State website.

13. Director of Common Areas' Report-

For Wretschko (absent), Pearsall reported the following:

- 180 cubic yards of biomass were removed from the Fairplay median and 120 cubic yards removed from The Point.
- The carpets in the WIA office and The Barn were cleaned

14. President's Report-

Bush reported the following:

- Hanson and I will be absent from the April Board Meeting.
- Thank you to the Board members for volunteering their time and to the staff for doing such a great job.

Old Business

None

New Business

None

The meeting was adjourned at 7:30pm.

Kayla Dixon, Secretary

Date