

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 25, 2018

EXECUTIVE SESSION- 6:00pm – 6:57pm

There was one (1) legal matter discussed.

BOARD MEETING –

1. Call to Order- Bille called the meeting to order at 7:01pm.

Board members present: Peter Bille (Vice-President), Kayla Dixon (Secretary/Director of Community Outreach), 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: Brian Bush (President) and Lee Hanson (Treasurer).

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

Visitors present: Four (4), including one (1) OCN reporter.

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

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

4. Owner Comments- A resident addressed the Board with ideas about a community composting project. The Board requested more information.

Another resident addressed the Board about low visibility on some corners in the community due the overgrown trees/scrub oak. The concern will be brought the El Paso County Public Works. The resident was also given the number to submit his concern directly.

Reports

5. Vice-President's Report-

Bille reported the following:

- WIA is moving forward with the new IT support.
- The WIA office and WPS office will be getting new phones within the next month.

6. Secretary/Director of Community Outreach-

Dixon reported the following:

- April 28th is the Great American Clean Up.
- On May 20th there will be a Memorial Day Service and the Monument Cemetery.
- 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-

For Hanson (absent), Bille reported the following:

- We are running under budget overall expense wise by approximately 3%.
- Our past due accounts are slightly higher than this period last year.
- We are well funded for this year's projects.

8. HOA Administrator's Report-

Cagliaro reported the following:

- Second notices went out for past due accounts.
- We currently have 161 unpaid accounts.
- Liens will be filed around June 1st for any unpaid accounts, with an additional \$75 fee added.
- The old conference room chairs will be posted on Craig's List for sale.
- The June Newsletter article deadline is May 21st.
- The May Board meeting will be held on Thursday, May 24th.

9. Director of Covenant's Report-

Suhr reported the following:

- There were 52 violations in March.
- There were 35 HOA inspections performed.

Attendee's for the May 9th Hearings: Miller, Benjamin, Wretschko, Bille, and Gleason.

10. Director of Public Safety's Report-

Gleason reported the following:

- WPS will complete the first of four firearms training events this week.
- El Paso County is again back to Stage 1 Fire Restrictions.
- WPS will continue to put up and take down the "Red Flag Warning" banners when the weather conditions warrant.

11. Director of Architectural Control's Report-

Benjamin reported the following:

- There were 39 projects submitted in March. 34 were approved in the office and 5 went to the ACC for approval.
- The project approval rate for this year is 100%.

12. Director of Forestry's Report-

Miller reported the following:

- There were 6 lot evaluations performed.

13. Director of Common Areas' Report-

Wretschko reported the following:

- In May the landscaping of the WIA office will start.
- The summer mowing contract has been finalized. There will be three (3) mows. One in May, one in July, and one in September.
- Based on the current conditions of Hidden Pond it is recommended that a new culvert be installed that will meet all of the requirements of the augmentation plan and ensure the long term viability of the drainage system.

Motion: Wretschko made a motion to approve a maximum of \$9000 for the culvert replacement at Upper Twin Pond and Hidden Pond along with erosion control/mitigation on the south side of the dam.

14. President's Report-

For Bush (absent), Bille had nothing to report.

Old Business

None

New Business

None

The meeting was adjourned at 7:34pm.

Kayla Dixon, Secretary

Date