

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 24, 2018

EXECUTIVE SESSION- 6:00pm – 6:58pm

There was one (1) legal matter discussed.

BOARD MEETING –

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

Board members present: Brian Bush (President), Lee Hanson (Treasurer), Peter Bille (Vice-President), Ed Miller (Director of Forestry), Per Suhr (Director of Covenants), and Rich Wretschko (Director of Common Areas).

Board members absent: Kayla Dixon (Secretary/Director of Community Outreach), Robert Benjamin (Director of Architectural Control), and Brad Gleason (Director of Public Safety).

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

Visitors present: Fifteen (15), including one (1) OCN reporter.

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

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the April 25, 2018 meeting minutes. There were none. A motion to approve the April 25, 2018 meeting minutes was made by Wretschko, seconded by Miller. The motion carried unanimously.

4. Owner Comments- Several residents addressed the Board with regards to the augmentation and drainage of Hidden Pond. Bush explained the situation to those present and after much discussion the Board agreed to look into the associated costs of augmenting Hidden Pond. The Board invited the members to come to the Board meeting on June 27, 2018 for an update.

Reports

5. Vice-President's Report-

Bille reported the following:

- WIA is getting a bid for the removal of old Century Link cables from the Barn basement.

6. Secretary/Director of Community Outreach-

For Dixon (absent), Bush reported the following:

- The NEPCO meeting revealed that there will be significant development north of Flying Horse. El Paso County will also be doing road work on Monument Hill Road in the coming months.
- July 14th will be the next NEPCO meeting.

7. Treasurer's Report-

Hanson reported the following:

- We currently have 122 unpaid accounts, 45 of which are reoccurring.
- We are currently running \$51,000 up from this time last year.

8. HOA Administrator's Report-

Cagliaro reported the following:

- The newsletter will be going out on June 1st. Any suggestions for topics that need to be addressed, please submit articles by Tuesday, May 29th.
- Old computers and phone systems were recycled this month.
- Old conference room chairs are for sale, but we do have a potential buyer.

9. Director of Covenant's Report-

Suhr reported the following:

- There were 44 violations in April.
- There were 21 HOA inspections performed.

Attendee's for the June 13th Hearings: Wretschko, Bush, Suhr, Bille, and Miller.

10. Director of Public Safety's Report-

For Gleason (absent), Nielsen reported the following:

- I encourage everyone to watch their speeds while driving through the community as school is out and there will be more kids out during the day.
- WPS will continue to use the SMART trailer to monitor vehicle speeds. If you would like to see it in a specific area, please let the Chief know and he will get it scheduled. Please be aware that the trailer cannot be set up just anywhere. We need a wide shoulder and fairly flat ground for it to be set up so as not to create a traffic hazard.

11. Director of Architectural Control's Report-

For Benjamin (absent), Pearsall reported the following:

- There were 57 projects submitted in April. 43 were approved in the office and 14 went to the ACC for approval for 100% of the projects being approved.
- 168 projects have been submitted this year.

12. Director of Forestry's Report-

Miller reported the following:

- There were 6 lot evaluations performed in April.
- There will be a drawing for Gift Certificates for mitigation work. Winners will be notified by the Forestry Administrator.

13. Director of Common Areas' Report-

Wretschko reported the following:

- On May 17th the Barn grounds were landscaped.
- On May 18th new pumps were installed in the fountains at the WIA office.
- May 28th we will be spraying for noxious weeds on the Common Areas.
- The week of June 4th will be the first mowing of the Common Areas. There will be 2 to 3 mowings this year, weather dependent.
- In mid-June we will get Twin Pond and Wild Duck stocked with fish for the year.

14. President's Report-

Bush had nothing to report.

Old Business

None

New Business

Motion: Wretschko made a motion to approve \$2,200 for a new phone system. Seconded by Miller. The motion carried unanimously.

Motion: Wretschko made a motion to approve \$5,000 for an architect to draw up a design for the new WPS addition, as well as an additional restroom for the Barn. Seconded by Bille. The motion carried unanimously.

The meeting was adjourned at 8:19pm.

Kayla Dixon, Secretary

Date