

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 27, 2018

EXECUTIVE SESSION- 5:55pm – 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), Rich Wretschko (Director of Common Areas), Kayla Dixon (Secretary/Director of Community Outreach), Robert Benjamin (Director of Architectural Control), and Brad Gleason (Director of Public Safety).

Board members absent: None

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: Seventeen (17), 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 Hanson. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the May 24, 2018 meeting minutes. There were none. A motion to approve the May 24, 2018 meeting minutes was made by Benjamin, seconded by Suhr. The motion carried unanimously.

4. Hidden Pond Update: Bush updated the attendees on the information received from Woodmoor Water in regards to the potential fees for augmenting Hidden Pond.

5. Owner Comments- Several residents addressed the Board with regards to the augmentation and drainage of Hidden Pond. The residents requested that a survey be posted on the website for residents to weigh in on whether or not to submit Hidden Pond for augmentation. The Board also approved a request for a sign to be posted at Hidden Pond asking residents to please participate in the survey. An email blast will be sent out once the survey is on the website. Bush explained the situation to those present and after much discussion the Board agreed to look into the associated costs of augmenting Hidden Pond.

Reports

6. Vice-President's Report-

Bille reported the following:

- The IT cleanup is moving forward.
- The unused cable was removed from the WPS office and the basement at the WIA office.
- The new phones were installed the week of the 18th and the staff is very happy.

Motion: Bille made a motion to allow Colorado Hi-Tech Solutions to clean up the file structure on the server. Bille asked for \$1,600.00 in funding for the project. Seconded by Hanson. The motion carried unanimously.

7. Secretary/Director of Community Outreach-

Dixon reported the following:

- The 4th of July Parade is coming up.
- There will be movie nights held at the YMCA and the Jackson Creek Clock Tower throughout the summer. You can visit the Town of Monument's web page more movie titles, dates, and times.

8. Treasurer's Report-

Hanson reported the following:

- We are in good financial shape.
- The staff is doing a great job at keeping expenses down.

9. HOA Administrator's Report-

Cagliaro reported the following:

- The new phone system was installed the week of the 18th and working great. It has all of the functionality that the staff had requested.
- There was a report today of a tree contractor that was going door-to-door. Work was done and paid for but the contractor never returned to finish the job. WIA has a tree contractor list available in the office. All contractors on the list have previously performed work in Woodmoor and have provided WIA with current proof of insurance.

10. Director of Covenant's Report-

Suhr reported the following:

- There were 38 violations in May.
- There were 16 HOA inspections performed.

Attendee's for the July 11th Hearings: Wretschko, Gleason, Bille, Suhr, and Miller.

11. Director of Public Safety's Report-

Gleason reported the following:

- El Paso County is still under a Stage II fire ban. No outdoor smoking unless in an enclosed vehicle or building. No sale or use of fireworks. No outdoor cooking and/or fires on private property. Does not include gas grills or smokers that do not have a flame.
- All fireworks are strictly forbidden in Woodmoor at all times regardless of a fire ban.
- On Saturday the 16th, the Ascent Church hosted the "Run to The Ascent" color run to benefit suicide prevention in schools. We received numerous complaints regarding the closing of roads in the Woodmoor area for the event. Roads that were closed to all traffic were Deer Creek Road and White Fawn Drive during the event. The biggest complaints were not being notified and also that people could not leave or return home during the event.

12. Director of Architectural Control's Report-

Benjamin reported the following:

- There were 55 projects submitted in May.
- The ACC approval rate is 100% for the year.

13. Director of Forestry's Report-

Miller reported the following:

- There were 11 lot evaluations performed in May.
- The first Chipping Day of the year was successful with around 150 loads of slash being dropped off.

14. Director of Common Areas' Report-

Wretschko reported the following:

- June 4th was the first mowing of the Common Areas.
- On June 9th the Common Areas were sprayed for noxious weeds.

15. President's Report-

Bush reported the following:

- Mitigation is very important to WIA.
- We have asked our mower for a bid to mow along the roadways within Woodmoor.
- Only put your trash cans out on trash day to avoid animals digging through trash or having it blown all over the neighborhood.

Old Business

None

New Business

Dixon will be resigning effective immediately for personal reasons. We will be looking to interview a replacement. If you are interested please let Denise at the WIA office know.

The meeting was adjourned at 7:53pm.

Peter Bille, Vice-President

Date