

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 25, 2018

EXECUTIVE SESSION- 5:55pm – 6:58pm

There was one (1) legal matter and one (1) personnel matter discussed.

BOARD MEETING –

1. Call to Order- Bille called the meeting to order at 7:00pm.

Board members present: Peter Bille (Vice-President), Ed Miller (Director of Forestry), Per Suhr (Director of Covenants), Rich Wretschko (Director of Common Areas), and Brad Gleason (Director of Public Safety).

Board members absent: Brian Bush (President), Lee Hanson (Treasurer), and Robert Benjamin (Director of Architectural Control).

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

Visitors present: Five (5), 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 June 27, 2018 meeting minutes. There were none. A motion to approve the June 27, 2018 meeting minutes was made by Suhr, seconded by Gleason. The motion carried unanimously.

4. Owner Comments- One owner addressed the Board about the Hidden Pond survey. Bille addressed concerns. Another resident suggested that monies could be better spent in other areas of the community such as fire mitigation on the Common Areas. One owner addressed the Board regarding Strong D38 Community. Their group is supporting the D38 mill levy override in November.

Reports

5. Vice-President's Report-

Bille had nothing to report.

6. Secretary/Director of Community Outreach-

Nothing to report.

7. Treasurer's Report-

For Hanson (absent), Cagliaro reported the following:

- We are in good financial shape running 4 to 5% under budget.
- We currently have 86 unpaid accounts.

8. HOA Administrator's Report-

Cagliaro reported the following:

- Please be thinking of articles for the September Newsletter. The deadline for submission will be August 27th.
- We currently have 86 unpaid accounts. Liens are being filed and seriously past due accounts are being turned over to the attorney for collections.

9. Director of Covenant's Report-

Suhr reported the following:

- There were 65 violations in June.
- There were 30 HOA inspections performed.

Attendee's for the August 8th Hearings: Wretschko, Bille, and Miller.

10. Director of Public Safety's Report-

Gleason reported the following:

- The new Jeep has been received, equipment installed, lettering installed, and placed in service today. We should receive the 2016 Jeep back from being repaired at the end of this week or next.
- El Paso County lowered the Stage II fire restrictions to Stage I on Monday.

11. Director of Architectural Control's Report-

For Benjamin (absent), Cagliaro reported the following:

- There were 85 projects submitted in June.
- The ACC approval rate is 99.2% for the year.

12. Director of Forestry's Report-

Miller reported the following:

- There were 7 lot evaluations performed in June.
- All of the winners of the mitigation give-away have received their mitigation services.
- The July 21st Chipping Day was very successful with 153 loads of slash being received.

Motion: Miller made the motion to approve resident Mike Malivuk as a Forestry Volunteer through the remainder of the year. Seconded by Wretschko. The motion carried unanimously.

13. Director of Common Areas' Report-

Wretschko reported the following:

- We are still waiting on a Safe Routes to Schools update.

14. President's Report-

For Bush (absent), Bille reported the following:

- Even in a Stage I fire ban the fire danger is still very high.
- WIA is staying on top of new developments with the Ramada Inn change over to a drug and alcohol rehab center. We want to remind residents that this property is not in Woodmoor and is not subject to our covenants.
- Brookmoor Estates is looking into reopening an access gate along South Park Drive. There should be a hearing regarding this topic in September or October and notices will be sent to affected neighbors and to the WIA office.

Old Business

None

New Business

None

Per made a motion to adjourn. Seconded by Gleason. The meeting was adjourned at 7:38pm.

Peter Bille, Vice-President

Date