

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 22, 2018

EXECUTIVE SESSION- 5:56pm – 6:58pm

There were three (3) legal matters and one (1) personnel matter discussed.

BOARD MEETING –

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

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), Robert Benjamin (Director of Architectural Control), and Brad Gleason (Director of Public Safety).

Staff in attendance: Chad Forquer (Deputy Chief of Public Safety), Denise Cagliari (HOA Administrator), and Bob Pearsall (Architectural Control Administrator).

Visitors present: Nineteen (19), including one (1) OCN reporter.

2. Bush announced the appointment of Bert Jean as the new Secretary/Director of Community Outreach.

3. 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.

4. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the July 25, 2018 meeting minutes. A note was made that the Covenant Hearings were moved from August 8th to August 15th, but that came after the July 25th meeting. There were no other changes. A motion to approve the July 25, 2018 meeting minutes was made by Suhr, seconded by Wretschko. The motion carried unanimously.

5. Owner Comments- 1) A few residents were present to inquire about the Walters property in South Woodmoor. One of the suggestions was for WIA residents to purchase the property or possibly try to get GOCO funds to purchase the property. 2) Two residents spoke regarding the Brookmoor Estates gate leading out onto South Park Drive. They requested the Board support them at the hearing before El Paso County. The Board agreed to be present at that meeting, as well as writing a letter in opposition to the opening of the gate. 3) Several residents were present regarding the Hidden Pond survey. The Board gave them a new option and also stated that there is still some reclamation with native grass for erosion control to be done.

Reports

6. Vice-President's Report-

Bille made a motion to remove Kayla Dixon as a signer on the WIA accounts and to replace her with Elbert Jean, the new Secretary/Director of Community Outreach. The motion carried unanimously.

7. Secretary/Director of Community Outreach-

Nothing to report.

8. Treasurer's Report-

Hanson reported the following:

- We are in good financial shape and are running consistent with the budget.
- We currently have 83 unpaid accounts.

9. HOA Administrator's Report-

Cagliaro reported the following:

- The new part-time employee started today. She will be working 8 am to 2 pm.
- The Covenants/Forestry position is being posted on Indeed.com.
- Newsletter articles are due by end of business Monday, August 27th.

10. Director of Covenant's Report-

Suhr reported the following:

- There were 82 violations in July.
- There were 29 HOA inspections performed.

Attendee's for the August 8th Hearings: Suhr, Gleason, and Miller

11. Director of Public Safety's Report-

Gleason reported the following:

- The new Jeep was severely damaged while the officer was directing traffic at another accident on Hwy 105. No one was injured, and the vehicle is in the body shop for repairs.
- We are seeing increased bear activity. All reports have been north of Hwy 105. Please take down bird feeders, stow trashcans inside, and do not set your trash out the night before pick-up. If trash cans are left out, WPS could put a notice asking for compliance. Repeat offenders could receive a violation notice from WIA.
- Currently there are no fire restrictions in place for El Paso County; however, campfires, burning of slash, and fireworks are never allowed regardless of a fire ban. Burning in approved fire pits, such as a commercially purchased pit with a screen with no larger than an 1/8 inch openings or one constructed of concrete or brick, with a bottom made of concrete or brick, placed in an area cleared of all flammables within a 10' radius, which must also have a screen is permissible. You must also have a suppression device nearby.

12. Director of Architectural Control's Report-

Benjamin reported the following:

- There were 65 projects submitted in July. 54 projects were approved in the office, and 11 went to the committee for approval. 10 of the 11 were approved.
- The ACC approval rate is 98.4% for the year.

13. Director of Forestry's Report-

Miller reported the following:

- There were 4 lot evaluations performed in July – 2 were for General Forest Health, 1 General Thinning, and 1 Other Disease/Pests.
- The August 4th Chipping Day was a success with 92 loads of slash being received, even though it was in a new location and was held two weeks after the last Chipping Day.

14. Director of Common Areas' Report-

Wretschko reported the following:

- Window cleaning is scheduled for The Barn and Office in Mid-September.
- The first mowing of all Common Areas was completed the week of July 9th.
- Asphalt sealing of the parking areas at Toboggan Hill and The Marsh was completed the week of July 30th.

- Firewise mitigation at Twin Ponds, the removal of scrub oak plants by pulling, was completed the week of July 16th. Over 35 cubic yards of bio mass was removed from the Common Area.

Motion: Wretschko made a motion to build an ADA compliant bathroom on the main level of The Barn, with a cost not to exceed \$15,000. Hanson seconded the motion. The motion carried unanimously.

15. President's Report-

Bush had nothing to report.

Old Business

None

New Business

None

The meeting was adjourned at 8:00pm.

Elbert Jean, Secretary/Director of Community Outreach

Date