

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 26, 2018

EXECUTIVE SESSION- 6:00 pm – 6:50 pm

There was one (1) legal matters and two (2) personnel matters discussed.

BOARD MEETING –

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

Board members present: Brian Bush (President), Lee Hanson (Treasurer), Peter Bille (Vice-President), Ed Miller (Director of Forestry), Rich Wretschko (Director of Common Areas), Robert Benjamin (Director of Architectural Control), and Brad Gleason (Director of Public Safety).

Board members absent: Per Suhr (Director of Covenants) and Bert Jean (Secretary).

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

Visitors present: fifty (50), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were none. Wretschko 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 August 22, 2018 meeting minutes. There were no changes. A motion to approve the August 22, 2018 meeting minutes was made by Miller, seconded by Gleason. The motion carried unanimously.

4. Strong D38 Bond/MLO: Jackie Burhans made the presentation on behalf of the Strong D38 Bond/MLO committee. These measures will be 4A & 4B on the upcoming ballot. Measure 4A is the mil levy override (MLO) and will provide people and money, and Measure 4B is the bond issue and will provide buildings. For more information go to: StrongD38Community.com.

5. Owner Comments: Tish Norman gave a presentation on the Walters Open Space Committee. She presented their ideas on what could possibly be done to buy the 130 acres of property that is currently for sale by the Walters family. Their options include a possible special assessment, GOCO funds, working with El Paso County Commissioner Darryl Glenn, and working with grant writers. Chris Williams asked the Board to recognize the Walters Open Space Committee as a WIA Committee, and to allow the committee to use the WIA tax ID number to start a GoFundMe page. The Board declined to recognize the committee at this time, and recommended that the interested residents possibly form an LLC and get their own tax ID number. Woodmoor Park HOA Board President Bill Peterson also made a presentation stating that the owners in the townhomes at the south end of the Walters property also want to keep the property as open space. He requested that he be kept informed.

Reports

6. Vice-President's Report-

Bille had nothing to report.

7. Secretary/Director of Community Outreach-

Bush reported the following in Jean's absence:

- Go to the NEPCO website to see the minutes of the most recent meeting, which will explain all of the upcoming developments in northern El Paso County.

8. Treasurer's Report-

Hanson reported the following:

- We are in good financial shape.
- We are starting the 2019 budget process.

9. HOA Administrator's Report-

Cagliaro reported the following:

- Sherrie Storey's last day at work was September 6th. The new hire will be starting October 15th. He has forestry experience and background, as well as customer service background.
- Please start thinking about running for the Board, as the deadline for nominations is November 16th.

10. Director of Covenant's Report-

Cagliaro reported the following in Suhr's absence:

- There were 58 violations in August.
- The October hearings have been rescheduled to October 17th, due to the Empty Bowl dinner on October 10th.

Attendee's for the October 17th Hearings: Suhr, Gleason, Wretschko, Bush, Bille, and Miller

11. Director of Public Safety's Report-

Gleason reported the following:

- WPS conducted interviews, background check, and drug screen and have chosen Bobby Perry as the next WPS Officer. His official start date is 10/01/18.
- WPS will be purchasing 3 Surface tablets for installation in the vehicles. This will give them current information regarding residents and their properties. This was a budgeted item for 2018.
- WPS is working with the EPSO and the Pikes Peak Regional Communications Network to be included on the radio network. This will allow WPS to communicate with surrounding agencies including the Fire Department, local PDs and EPSO. This will completely replace the VHF system.

12. Director of Architectural Control's Report-

Benjamin reported the following:

- There were 69 projects submitted in August. 55 projects were approved in the office, and 14 went to the committee for approval. 13 of the 14 were approved.
- The ACC approval rate is 98.6% for the year.

13. Director of Forestry's Report-

Miller reported the following:

- There were 6 lot evaluations performed in August – 3 were for General Forest Health and 3 Firewise.
- WIA is currently looking into applying for grants for 2019.

14. Director of Common Areas' Report-

Wretschko reported the following:

- Water has been shut off to the fountains for the season.
- The final mowing of all Common Areas will be completed soon.

- Crack sealing of the parking lot at The Barn will be completed within the next month.

15. President's Report-

Bush had nothing to report.

Old Business

None

New Business

None

The meeting was adjourned at 8:14pm.

Elbert Jean, Secretary/Director of Community Outreach

Date