

## WOODMOOR IMPROVEMENT ASSOCIATION

### MINUTES OF THE BOARD OF DIRECTORS MEETING

December 19, 2018

EXECUTIVE SESSION- 6:10 pm – 6:57 pm

There was one (1) legal matter discussed.

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:02 pm.

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

Board members absent: Brad Gleason (Director of Public Safety), Lee Hanson (Treasurer), and Bert Jean (Secretary).

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

Visitors present: one (1).

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 Benjamin. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the November 28, 2018 meeting minutes. There were no changes. A motion to approve the November 28, 2018 meeting minutes was made by Benjamin, seconded by Bille. The motion carried unanimously.

4. Owner Comments: There were none.

### Reports

5. Vice-President's Report-

Bille reported the following:

- He reminded residents to please be safe during the holidays.

6. Secretary/Director of Community Outreach-

Bush had nothing to report in Jean's absence.

7. Treasurer's Report-

Bush reported the following in Hanson's absence:

- Expenses are holding steady for 2018.

8. HOA Administrator's Report-

Cagliario reported the following:

- The December newsletter is complete and should be in the mail.
- Dues notices will go out late this week or early next week.

- Ballot information will go out the first week of January.
- The Annual Meeting will be held at Lewis Palmer Middle School on January 28, 2019.

#### 9. Director of Covenant's Report-

Suhr reported the following:

- There were 5 violations in November. The top two violations were trailers on the property in excess of 72 hours and possessions not stowed. There were no hearings held in December. There were 26 letters sent out for cedar shake roofs that had been replaced without ACC approval. Most have submitted the ACC application, with only one resident not responding. There were also 14 HOA checks performed.

Attendee's for the January 9th Hearings (if needed): Suhr, Bush, Benjamin, Wretschko and Miller

#### 10. Director of Public Safety's Report-

Nielsen reported the following in Gleason's absence:

- District 38 received notice to proceed with the SRTS project from the State this week.
- WPS has received only one report of possible mail theft. Residents are encouraged to pick up their mail ASAP after delivery.

#### 11. Director of Architectural Control's Report-

Benjamin reported the following:

- There were 20 projects submitted in November. Bob approved 15 projects in the office, and 5 went to the committee for approval. The approval percentage for the year remains at 98.5%.

#### 12. Director of Forestry's Report-

Miller reported the following:

- There was 1 educational evaluation and 1 general thinning evaluation performed in November.
- WIA has applied for a grant for noxious weed spraying of the common areas, with the possibility of also receiving monies for homeowners to spray for their noxious weeds.

#### 13. Director of Common Areas' Report-

Wretschko reported the following:

- WIA will be putting in an ADA-compliant restroom upstairs in the Barn starting January 3<sup>rd</sup>.
- WIA also plans to xeriscape the area outside the new WPS addition with drought-resistant plants.

#### 14. President's Report-

Bush reported the following:

- He commended the staff for doing a great job, and then he wished the staff and Board a Merry Christmas.
- Wretschko also wanted to commend Chief Nielsen on his traffic directing skills at Deer Creek and Woodmoor Drive.

#### **Old Business**

None

#### **New Business**

15. Benjamin made a motion for the Board to approve the following documents for The Beach at Woodmoor: 1) Amendment to Documents provided for in the Settlement Class Action (The Beach Re-designation); 2) Declaration of Covenants, Conditions, and Restrictions of The Beach at Woodmoor; and 3) Project and Design Standards Manual, Part V, Exhibit E – The Beach at Woodmoor. These documents were

reviewed and vetted by the WIA Attorney Lenard Rioth and WIA ACC Administrator Bob Pearsall, as well as being reviewed by the ACC at the 12/11/18 ACC meeting. They all recommend approval and adoption of the documents by the Board of Directors. The motion was seconded by Miller. Motion passed unanimously.

The meeting was adjourned at 7:18pm.

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Elbert Jean, Secretary/Director of Community Outreach

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Date