

WOODMOOR IMPROVEMENT ASSOCIATION
MINUTES of a SPECIAL MEETING OF THE BOARD
Regarding: Board Reorganization after election

January 29, 2020

EXECUTIVE SESSION – 6:00pm to 6:50pm

There was one (1) legal matter discussed.

1. Call to Order – Brian Bush, President, called the meeting to order at 7:00 PM.

Board Members Present: Bush, Bille, Suhr, Gleason, Smith, Miller, and Wretschko.

Board Members Absent: Jean

Staff Members Present: Denise Cagliaro (HOA Administrator) and Kevin Nielsen (Chief of WPS).

There was one (1) guest present, who is also the OCN reporter.

2. Approval of Agenda - Bush asked if there were any changes to the agenda. There were none. Miller made a motion to approve the agenda, seconded by Bille. The motion carried unanimously.
3. Owner Comments – None
4. Certificate of 2020 Election – Bush reported that all votes had been tabulated by the League of Women Voters of the Pikes Peak Region. The LWVPPR and Bush, as President, have signed the certificate of approval for the election. The final vote tallies were:

Brad Gleason	608
Richard Wretschko	515
Connie Brown	529
Jenne Esch	189

*There were four (4) individual write-in votes, and 54 Proxies, which were not voted.

5. Election of President – Bille made a motion to retain Bush as President, seconded by Suhr. Motion passed unanimously. Bush continued to preside over the meeting.
6. Election of Officers –

Vice-President - Bush made a motion to retain Bille as Vice-President, seconded by Gleason. Motion passed unanimously.

Secretary/Director of Community Outreach – Bush made a motion to retain Jean as Secretary/Director of Community Outreach, seconded by Wretschko. Motion passed unanimously.

Treasurer – Bush made a motion to elect Brown as Treasurer, seconded by Smith. Motion passed unanimously.

7. Election of Directors –

ACC – Bush made a motion for Suhr to be retained as Director of Architectural Control, seconded by Gleason. Motion passed unanimously.

Common Area – Bush made a motion to retain Wretschko as the Director of Common Areas, seconded by Suhr. Motion passed unanimously.

Covenants – Bush made a motion for Miller to be elected as Director of Covenants, seconded by Gleason. Motion passed unanimously.

Forestry – Bush made a motion to elect Smith as Director of Forestry, seconded by Bille. Motion passed unanimously.

WPS – Bush made a motion to retain Gleason as Director of Public Safety, seconded by Bille. Motion passed unanimously.

8. Approval of Minutes – Bush asked if there were any changes to the December 18, 2019 meeting minutes. There were none. Gleason then made a motion to approve the minutes of the December 18, 2019 Board meeting. Motion was seconded by Suhr. Motion passed unanimously.
9. Financial Account Authorizations – A motion was made by Bille to approve the following as signers on the bank accounts. Brian Bush, President; Peter Bille, Vice-President; Elbert Jean, Secretary; and Connie Brown, Treasurer, and to remove Lee Hanson. The motion was seconded by Miller. The motion passed unanimously.
10. Board Meeting Dates/Time – Bille made a motion to set the Board meeting dates and times for 2020 from this point forward as the fourth Wednesday of each month at 7 pm, with Executive Session starting at 6 pm, with the exception of the November and December meetings, which will be held on Wednesday, November 18th, due to Thanksgiving and Wednesday, December 16th due to the Christmas holiday. Motion was seconded by Suhr. Motion passed unanimously.
11. Hearing Meeting Dates/Time – Bille made a motion to hold the Covenant Hearings on the second Wednesday of each month at 6:15 pm, seconded by Suhr. The motion passed unanimously.
12. ACC Meeting Dates/Time – Bille made a motion to approve the 2020 ACC Meeting dates from this date forward as the second and fourth Tuesday of each month at 7 pm, except December when there is only one meeting, and to appoint the following as committee members: Robert Benjamin, Mark Ponti, Elizabeth Miller, Rich Wretschko, Ed Miller, James Cain, and Mike Ehrlich. Motion was seconded by Miller. Motion passed unanimously.
13. Bille made a motion to allow the ACC Administrator, Bob Pearsall, to approve the following in the office without prior ACC approval:
- a. Certain Miscellaneous Projects for calendar year 2020, as listed in the Project Design Standards Manual, Chapter 5, Section I, on page 16. All other Miscellaneous Projects, Major Modifications, and New Construction projects will still require ACC approval.
 - b. Compliance fee deposit refunds up to \$500.00 for calendar year 2020. Refund approval will also require the signature of the WIA Administrator/Manager for

processing. All other refund requests will be referred to the ACC for review before approval.

- c. Routine Change Orders for all projects. ACC Administrator will reserve the right to refer any Change Order that is deemed to be extensive to the ACC for review before approval.

The motion was seconded by Miller. The motion passed unanimously.

14. Bille made a motion to delegate to the Director of Forestry the authority to review and approve all tree requests and Firewise lot evaluations, seconded by Suhr. The motion passed unanimously.

At this time the Board proceeded with the normal monthly reports.

15. Vice-President's Report –

Bille had nothing to report at this time.

16. Secretary/Director of Community Outreach Report –

Bush had nothing to report in Jean's absence.

17. Treasurer's Report –

Bush reported the following, since Brown was just elected to the Treasurer position:
We are in good shape and still receiving assessments daily.

18. HOA Administrator's Report –

Cagliaro reported the following:

- The newsletter will come out the first week of March. If you have an article or a suggestion for an article, please get with Denise the last week of February.
- We have received approximately 2,300 dues payments to date.

19. Director of Covenant's Report –

Smith reported the following:

- There were 13 violations reported in December, and 2 unfounded complaints. There were 11 HOA checks, resulting in 1 ACC project application.
- There were no hearings in December. One was rescheduled to January. There are currently 2 hearings scheduled for February 13. The following Board members have agreed to attend: Wretschko, Smith, Miller, Gleason, Bush, and Suhr.

20. Director of Public Safety's Report –

Gleason had nothing to report.

21. Director of Architectural Control's Report –

Suhr reported the following:

- There were 19 projects approved during December. Eighteen (18) projects were approved by Bob, and one (1) for a shed was approved by the committee.

22. Director of Forestry's Report –

Miller reported the following:

- There was one educational forestry visit, one Firewise evaluation, two WIA grant evaluations, and one evaluation for disease/pests.

23. Director of Common Area's Report –

Wretschko reported the following:

- Phase I of the remodel is complete and on budget. Phase II will be starting 1/31/2020.

24. President's Report –

Bush reported the following:

- Bush thanked Jackie Burhans for attending and reporting on the WIA meetings.
- Bush also thanked the staff for all their hard work in preparing the Annual Meeting.
- Bush thanked the Board for giving of their time to serve the residents/members of the WIA.

Old Business

Motion: Wretschko made a motion to allocate an additional \$8,000 to Phase II of the renovations to cover lighting, scraping of the popcorn ceilings and new retexturing, etc. Final costs not to exceed \$38,000. Motion was seconded by Gleason. Motion passed unanimously.

New Business

There was no New Business.

The meeting adjourned at 7:14 pm.

Elbert Jean, Secretary

Date