

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

December 18, 2019

EXECUTIVE SESSION- 6:00pm – 6:46pm

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

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:59pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Rich Wretschko (Director of Common Areas), Ed Miller (Director of Forestry), Brad Gleason (Director of Public Safety), Bert Jean (Secretary/Director of Community Outreach), Lee Hanson (Treasurer), and Per Suhr (Director of Architectural Control).

Board members absent: Tom Smith (Director of Covenants).

Staff in attendance: Denise Cagliari (HOA Administrator) and Kevin Nielsen (WPS Chief).

Visitors present: Two (2), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were none. Miller moved to approve the agenda, seconded by Wretschko. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the November 20, 2019 Board Meeting minutes. There were none. A motion to approve the November 20, 2019 Board Meeting minutes was made by Suhr, seconded by Miller. The motion carried unanimously.

4. Owner Comments- None

Reports

5. Vice-President's Report-

Bille reported the following:

- We are currently looking into adding wifi access in The Barn.

6. Secretary/Director of Community Outreach-

Jean had nothing to report.

7. Treasurer's Report-

Hanson reported the following:

- WIA is running close on income, and thanks to the staff spending is under control.
- We have 47 unpaid accounts and are continuing to try to collect on them. The second lowest number of accounts in almost 20 years.

8. HOA Administrator's Report-

Cagliari reported the following:

- The Annual Meeting will be held at The Barn instead of Lewis Palmer Middle School at 7 pm on Monday, January 27, 2020. Sign-in will begin at 6:30 pm. We will have light appetizers again this year.

- The January Board meeting will be the 5th Wednesday of the month (January 29th), which will incorporate the installation of the new Board and the regular Board meeting.
- Dues notices and the ballots will be arriving in the mail in the near future.

9. Director of Covenant's Report-

For Smith (absent) Cagliari reported the following:

- There were 6 violations in November, and three unfounded. There were numerous friendly emails for minor issues (10 to 15) that were resolved. Six HOA checks were requested, which resulted in one ACC application for projects that were not previously approved.
- There were no Covenant Hearings in November, and there will be no hearings in December.
- Efforts will continue next spring for enforcement of tall grasses/weeds.
- Bush, Miller, Jean, and Wretschko agreed to be available for the January 8, 2020 Covenant Hearings.

10. Director of Public Safety's Report-

Gleason had nothing to report

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 22 projects submitted in November. 22 total projects were approved; 19 were approved by Bob.

12. Director of Forestry's Report-

Miller reported the following:

- There was 1 General Thinning evaluation in November.

13. Director of Common Areas' Report-

Wretschko reported the following:

- The old WPS offices have been vacated, and they will soon be renovated and updated prior to being re-occupied as the new IT/Office center and lot file room.
- The continuing goal for the hard landscaping of the area outside the WPS addition will be to be completed by the end of the year.
- Bids are being solicited for replacing carpet in the basement office area and stairs. Carpet replacement is scheduled this year as part of the reserve study. The current carpet is just over 10 years old.
- Common Area improvements are being performed at Greg's Pond, The Meadows, Wild Duck Pond, and Fairplay Way. All work should be completed by the end of the year.
- Firewise tree mitigation of the Common Areas continues at Piney Trail and The Point. Mitigation will also be performed at The Meadows. All scheduled mitigation should be completed by the end of the year.. Note: The majority of WIA Common Area improvement work and firewise mitigation is scheduled during the late fall, winter and early spring in order to get better bid numbers from our contractors for work performed.

14. President's Report-

Bush wished everyone a Merry Christmas and a safe and Happy New Year!!

Old Business

None

New Business

15. **Motion:** Bush made a motion to approve the update of the Reserve Fund Policy. Motion was seconded by Jean. Motion passed unanimously.

16. **Motion:** Bille made a motion to proceed with the renovations of the old WPS offices and the Conference Room, with the cost not to exceed \$30,000. Motion was seconded by Hanson. Motion passed unanimously.

Bush adjourned the meeting at 7:09pm.

Elbert Jean, Secretary

Date