

- general counsel services.
- A professional services agreement with Fromm and Co. for 2019 accounting services.
- Adoption of 2019 administrative guidelines detailing meeting times, locations, notification posting places, etc.
- An engagement letter with Stockman Kast to conduct an audit of the district's 2018 financial posi-

tion.  
The meeting adjourned at 8:07 p.m. Directors entered an executive session §24-6-402(4)(b)(e) Legal Advice, Negotiations.

McGrady informed OCN of an action taken after executive session: "A motion was made by Director Fiorito to transfer, from the General Fund to the Enterprise fund, \$6,554,450 collected from January 1, 2004 until October 31,

2018 that was derived from a 1989 Ballot initiative that implemented a 1% sales tax, of which the District receives half of the revenue collected. This money shall be used for Water Purchases and Water Infrastructure as Monument Voters intended. The motion was seconded by Director Barnhart. The motion passed unanimously".

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The next Triview board meeting will

be held at 5:30 p.m. Jan. 15. Board meetings are generally scheduled on the third Tuesday of the month at the district office, 16055 Old Forest Point, Suite 300, Monument. Information: 488-6868 or visit [www.triviewmetro.com](http://www.triviewmetro.com). See also "Triview Metropolitan District" on Facebook, or Twitter. [@TriviewMetro](https://twitter.com/TriviewMetro).

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**Woodmoor Improvement Association Board of Directors, Nov. 28 and Dec. 19**

## Board hears updates on Walters Open Space, rehab facility, and The Beach

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on Nov. 28 and Dec. 19 to hear a brief update on the Walters Open Space property, hear a request by residents on the Sunshine Behavioral Health facility, and approve documents for The Beach at Woodmoor.

### Walters Open Space

In the November meeting, Tish Norman, co-chair with Chris Williams of the Walters Open Space committee, gave a brief update on efforts to preserve the Walters property in South Woodmoor. This land occupies about 100 acres and winds through South Woodmoor behind Lewis-Palmer High School. She noted that, per WIA, covenants do not allow a neighborhood assessment, so the money will have to come from donations.

The committee is negotiating with the owners to purchase the land to save it from being sold to a developer. Details are not available during negotiations but as soon as they have an agreement with the owners, the committee will provide fundraising information.

Norman noted that they hope to close by spring 2019.

### Mountain Springs Recovery

The board heard a presentation by Hilary Brendenmuhl of Take Action El Paso County (TAEPC) on the group's efforts to stop the Sunshine Behavioral Health's Mountain Springs Recovery inpatient rehabilitation center from opening in the former Ramada Inn location on Woodmoor Drive. She spoke about the group's concerns and asked that the board consider informing the community via email. Board member Peter Bille indicated that he wanted an opinion from the homeowners' association's lawyers but was in favor of disseminating information to the residents. On Dec. 12, WIA sent out an informational email on "Available Information on Ramada Inn," which pointed to the TAEPC website.

On Dec. 20, the El Paso Board of County Commissioners (BOCC) denied the appeal by TAEPC to the original ruling that Mountain Springs Recovery met the definition of a rehabilitation facility. See related BOCC article on page 1.

### The Beach

The board unanimously approved and adopted documents related to The Beach at Woodmoor development, including an amendment to documents provided for in the settlement class-action (The Beach Redesignation); declaration of covenants, conditions, and restrictions of The Beach at Woodmoor; and project and design standards manual, part V, exhibit E—The Beach at Woodmoor. These documents were reviewed and vetted by the WIA attorney as well as Architectural Control Committee (ACC) administrator Bob Pearsall. The documents were also reviewed at the ACC meeting on Dec. 11.

The development, approved by the BOCC on March 27, will include 35 single-family residential lots built on two parcels of land to the north and south side of Lake Woodmoor Drive between Lower Lake Road and the Lake Woodmoor spillway. (See [www.ocn.me/v18n4.htm#epcpc](http://www.ocn.me/v18n4.htm#epcpc) and [www.ocn.me/v18n4.htm#epcbocc](http://www.ocn.me/v18n4.htm#epcbocc)).

### Board report highlights

- School District 38 received notice to proceed with the Safe Routes to

School project from the state.

- WIA has applied for a grant for noxious weed spraying of common areas, with the possibility of receiving monies for homeowners as well.
- WIA will begin construction of an Americans with Disabilities Act (ADA) compliant restroom upstairs in The Barn starting Jan. 3.

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The WIA Board of Directors usually meets at 7 p.m. on the fourth Wednesday of each month in the Barn at 1691 Woodmoor Drive, Monument. The next regular meeting has been moved to Jan. 30.

The annual meeting will be on Jan. 28 at 7 p.m. (sign in at 6:30 p.m.) at Lewis-Palmer Middle School, 1776 Woodmoor Drive.

The WIA calendar can be found at <https://www.woodmoor.org/wia-calendar/>. WIA board meeting minutes can be found at <https://www.woodmoor.org/meeting-minutes/> once approved and posted.

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## December Weather Wrap

By Bill Kappel

A little bit of everything occurred in December, with several tastes of winter interrupted by dry and mild conditions. We were just missed by several snow storms but still managed to get several days of lighter snowfall. Overall, temperatures ended slightly warmer than normal and precipitation was below normal.

The first few days of the month were cold, with light snow each day from the 1st through the 3rd. Temperatures stayed below freezing each day as well, then only touching just above freezing for a few minutes on the afternoon of the 4th. This was a prolonged cold spell for the area, but unfortunately only 1 to 2 inches of snow accumulated in the region over the period.

As the cold air retreated, temperatures jumped to the upper 40s on the 5th, but the warmup was brief as another quick moving cold front rushed into the area around 3 p.m. on the 5th. Low clouds and fog filled in behind the front, but only a dusting of snow fell. Highs were cold on the 6th, barely reaching the low 20s that afternoon.

Dry and mild conditions returned over the next few days, with temperatures reaching the upper 30s and low 40s from the 7th through 9th, then upper 40s to low 50s from the 10th through the 12th.

This warm spell was interrupted by a quick shot of snow and cold on the afternoon of the 12th through the 13th. Temperatures were held below freezing on the 13th with 2 to 3 inches of snow accumulating from the evening of the

12th through the early morning of the 13th.

Dry and mild conditions then quickly moved back in from the 14th through the first day of winter, Dec. 21st. Temperatures during this period ranged from the low 40s to the mid-50s. Temperatures peaked on the 21st, reaching 58 F. This was ahead of the first sign of a chance that affected the region for the remainder of the month.

Temperatures dropped to the 30s on the 22nd with about an inch of snowfall across the area. Unsettled conditions stuck around for the next few days, but we were generally on the northern edge of the storminess as a series of powerful storms moved through Arizona and New Mexico. Each of them brought cooler air to the region and light snow at times, with a couple more inches accumulating from Christmas Eve through the 29th. In fact, the only day during that period that didn't receive snowfall was Christmas Day. High temperatures ranged from the mid-40s on the day after Christmas to the upper teens on the 28th. We also had our first widespread below-zero readings on the morning of the 29th, with most areas around 5 to 10 degrees below zero.

Temperatures warmed quickly on the 30th as cold air was replaced by mild westerly winds. Highs jumped to the upper 40s and low 50s that afternoon. However, this was ahead of the coldest air of the season that arrived during the morning of the 31st. The high temperatures on the 31st occurred just after midnight, with falling



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