

**Action requested on nonpayment of dues, fees, and fines**

Hale raised the issue of the need to take action on a couple of properties due to nonpayment of fees and fines. WIA Chief Operating Officer Matt Beseau reported that about 191 lot owners have not yet paid their annual fees; 25 are in payment plans with two paid in full. Another 23 cases were sent to the WIA attorney per internal procedures. Currently there are two properties that owe tens of thousands of dollars in past dues, interest, attorney fees, and/or covenant violation fines.

A motion was requested by the attorney to proceed with an assessment lien and foreclosure action in the county or district court. Beseau stated that this is a last resort after multiple attempts at communication with no response. Hale noted that, in the past, notice of the foreclosure action was enough to prompt owners to pay delinquent fees. The

motion was made, seconded, and approved by the board with only Vice President Erik Stensland abstaining.

**Tri-Lakes history project**

Former Woodmoor resident Leon Tenney spoke to the board about his project to document the history of the Tri-Lakes area since World War II. He has reached out to other local groups and would like to learn more about the history of Woodmoor over the next few months in order to produce a book on the subject. The board agreed to look in the WIA archives and to post a call for information in the next newsletter.

**Other business**

Highlights from the board member reports include:

- President Hale attended a recent NEPCO meeting and saw a presentation about the development on Higby Road near the high school that will be starting soon. Traffic concerns will be reviewed.
- Repairs to the existing Jeep amounted to \$1,800 in the last month; the new Jeep is due to be delivered in April and will require some equipment installation.
- The board unanimously approved the appointment of Mark Wangeman to the Architectural Control Committee.
- A wine and cheese reception was held for current and potential volunteers of the Forestry Committee. A presentation on goals for the department was made with a theme of "Back to Basics."
- \$22,500 in repairs to the at part of the Barn roof

were approved via email. One of the contractors will present an option for a more permanent solution to this recurring problem.

- The board opening left when Dick Green resigned has not yet been filled. The board is looking for someone who knows Woodmoor forestry issues.
- The board unanimously approved the renewal of the umbrella insurance. The deductible for wind and hail damage claims has been raised from \$1,000 to \$10,000. Hale noted that the budget includes a contingency fund of \$100,000, which could be used to cover this without coming from the operating budget.

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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 meeting will be on April 22. WIA board meeting minutes can be found at: <http://www.woodmoor.org/content/admin-bod-meeting-minutes.html> once approved and posted.

Jackie Burhans can be reached at [jackieburhans@ocn.me](mailto:jackieburhans@ocn.me).

**Editor's note:** According to an April 1 email announcement to Woodmoor residents from Woodmoor Improvement Association President Jim Hale, HOA Manager/Chief Operating Officer Matt Beseau resigned from the WIA. Hale thanked Beseau for his 12 years' service to Woodmoor as Covenants and Forestry Administrator and HOA Manager/Chief Operating Officer and wished him well.

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NEPCO, March 14

## Sanctuary Pointe development described

*By Larry Oliver, NEPCO president*

A short discussion of homeowners association (HOA) legislation and a briefing on the Sanctuary Pointe Phase 1 development highlighted the general membership meeting of the Northern El Paso County Coalition of Community Associations (NEPCO) on March 14.

HOA attorney Lenard Rioth thanked all attendees for their recent correspondence to the state Legislature regarding small HOA legislation. The bill exempting small HOAs from the Colorado Common Interest Ownership Act (CCIOA) passed the House and is now in front of the state Senate. He also mentioned that HOA management agencies will be required by the state to obtain certifica-

tion and to be licensed. He further stated there is a possibility that licensing will be exempt for those managing small HOAs.

**Sanctuary Pointe**

Joe Loidolt, president of Classic Homes, and Andrea Barlow, project manager from NES Inc., took the podium as the primary guest speakers. Barlow presented a briefing explaining the history of Sanctuary Pointe and the current plan for the Phase 1 development. Some of the presentation highlights were:

- Sanctuary Pointe Phase 1 is north of Baptist Road and south of Higby Road, and its eastern boundary abuts the Ridge at Fox Run and Fox Pines.
- It is a Classic Homes development with 261 dwelling units on 141 acres for a density of 1.84 dwelling units per acre
- It will contain 25 acres of parks, open space and trails (about 20 percent of the land), and the plan includes a Forest Management Plan.
- It will be built out in five development phases.
- The plan was discussed with the Higby Estates HOA at neighborhood meetings in 2005 and 2014, the Ridge at Fox Run HOA at neighborhood meetings in

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