

YMCA has finished its medical facility expansion and now wants to expand on the other side of the building. It wants to add another gym and racquetball court on its

existing footprint with no change to parking. Ponti made a motion to approve the expansion plan that was previously reviewed and approved by the Architectural Control Committee (ACC).

In discussion, the board noted that the Y will use the same architect, so the expansion will look the same. Groundbreaking is anticipated to happen in June with the project completed by October. Every 5,000 square feet of building is equivalent to one lot, bringing the number of

lots owned by the Y to 21 on which they pay annual dues. The motion was unanimously approved.

Ponti then brought The Dunes development governing document to the table. Bob Pearsall, WIA Architectural Control administrator, noted that the WIA board had approved the replatting of The Dunes property on Woodmoor Drive north of the Fire Station in June of 2014, changing it from multi- to single-family. This approval had a number of requirements, and it has taken until now for the paperwork to be ready. The La Plata Communities group has created Covenants and Rules & Regulations that are 95 percent similar to WIA documents for The Dunes. The Dunes will have a sub-homeowners association (HOA) under the WIA, and owners will pay dues to WIA.

Angela Essing, director of planning for La Plata, answered questions about the sub-HOA, dues, roads, lights, trees, traffic, and water. The Dunes will have about 56 homes. Grading will start in May, with sewer and water coming on line in the summer. La Plata hopes to record the plat in September or October, with development by Aspen View Homes anticipated to begin in the fall. Ponti made a motion to approve sending the governing documents to the WIA lawyer for review, which was unanimously approved.

#### Other business

- Hale publically offered thanks for Matt Beseau's service of 12 years and noted that the board will be exploring options on how to fill his position.
- Director Peter Bille made a motion to purchase a new server, workstations, and router with funds allocated for this purpose in the reserve fund. The cost will be \$13,333, which is less than the budgeted amount of \$17,500. The motion was approved unanimously.
- A resident raised concerns about fire hazard in the community, including entry and egress issues and wants to see the board seek grants to help address these concerns. Hale responded that this is something the board does pursue and could use help with volunteers to write and execute the grants. Former Director of Forestry Eric Gross and Covenants and Forestry Administrator Sherrie Storey provided additional information on the programs and volunteer needs. Hale noted that it is important to sign up for reverse 911 services offered by the county at <http://elpasoteller911.org>.
- Resident Gordon Reichal asked whether the development south of Monument Academy is under WIA and whether WIA has any influence. President Hale noted that it is not part of WIA but through participation with the Northern El Paso County Coalition of Community Associations Inc. (NEPCO) and our new Community Outreach position, WIA has an opportunity to have a voice and express its concerns.

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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 May 25. 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).

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