

handling this on a case by case basis with residents over the past few years. There have been two to five per year but Beseau thinks that it will be more prevalent in the future. He said they want to get some contacts state-wide but in the meantime they have an obligation to let residents know that we have covenants and rules and regulations prohibit clear cutting and removal of trees outside the defensible zone.

Gross added the some homeowners switching insurance companies but that there was no guarantee there would not be future issues with those companies. He said that living in a wildland interface will bring with it increased insurance rates per the state's insurance commission representative at last year's forestry meeting for the state. It is up to each insurance company to set their rates and decide on whether or not to continue offering insurance. Beseau reiterated that it is important for insurance companies to understand that they cannot ask homeowners to do something that is outside their purview. Gross suggested homeowners work with their insurance company as best they can but if they are unable to come to agreement look for other insurance until we have a collective group of people with a strong enough voice to have something done about the situation.

Updating Governing Documents

COO Beseau updated the board on the status of revision of the Rules and Regulations (R&Rs) document and how it fits in with the visit from the WIA attorney

on the governing documents overall. Most major changes to the R&Rs are complete. The WIA attorney has asked the board to first to look at the revisions of the Articles and Bylaws document and then review the Declaration of Covenants (DOC) and R&Rs to see if they fit. Beseau asked Erik Stensland, director of Covenant Control, if he had any concerns with that strategy.

Stensland asked for clarification on which is the top governing document. Beseau replied that the order is "DAB"—Declaration of Covenants (DOC), Articles, and then Bylaws. Stensland felt it seemed like the wrong order to start with the Articles and Bylaws since he expected that the Declaration of Covenants would be changed. Beseau said that the reasoning was that the Articles and Bylaws had been voted on and the board obtained consent to change them. The lawyer wants to know if the board is going to accept those changes and register those documents with the state. If there are any concerns about those documents, then that should be noted and they will not be registered at this time. Beseau noted that at time of the lawyer's previous visit about eight months ago, there were no planned changes to the DOC. Stensland indicated that, per his recent meetings, they did plan to modify the DOC to simply it and clarify definitions. Beseau replied that changes could be made as either revisions or amendments. He also clarified that the authorization to revise the articles has no time limit but would have to be

renewed if a second round of revisions was to be made. With a goal of accomplishing as much as possible by the end of the year, Stensland agreed to review the articles and bylaws and Beseau offered to provide and email or hard copy to each board member within the week.

Other Business

- Highlights from the board member reports include:
- 1 COO Beseau will attend a seminar on Nov. 11 concerning marijuana in our community and report back to the board.
 - 2 Beseau made a motion to approve spending approx. \$22K to start a yearlong effort to digitize and backup documents, lot plans and county files for Woodmoor. The money would be spent on hardware, software, and manpower. The motion passed unanimously.
 - 2 Treasurer Tom Schoemaker reported that the only budget item that was significantly over was workman's compensation billed by the state. The board underestimated the cost of 2-3 cases and will correct this in 2015.

Correction

In the October edition of OCN it was incorrectly stated that homeowners would responsible for mowing and snow removal in front of their property. Snow removal will continue to be handled by the county.

The board of directors of the Woodmoor Improvement Association usually meets at 7 p.m. on the fourth Wednesday of each month in the Barn at 1691 Woodmoor Drive, Monument. Due to holidays, the next two meetings will be on Nov. 19 and

Dec. 17 respectively. WIA Board meeting minutes can be found at: <http://www.woodmoor.org/content/admin-bod-meeting-minutes.html> once approved.
Jackie Burhans
can be reached at jackieburhans@ocn.me.

Come to Historic Downtown Monument for a

Small Town Christmas

Three SATURDAYS FULL OF HOLIDAY ACTIVITIES

Special Events from 10am to 2pm

Saturday Nov 29th	Saturday Dec 6th	Saturday Dec 13th
Small Business	Small Town Christmas	Holiday Open House
The Saturday between Black Friday and Cyber Monday is a day dedicated to supporting small businesses nationwide. Join us this year and Shop Small.	Come downtown and celebrate the warmth and magic of the holiday season. Visits from Santa and Mrs. Claus, and all sorts of other traditional Christmas activities.	Visit merchants in the historic downtown for refreshments, music, and holiday open houses throughout the day.

Sponsored by: Historic Monument Merchants' Association and DePuySynthes

Support Our Community! Shop Tri-Lakes.

January 15 Deadline for Scholarship Applications!

Mountain View Electric Association awards 14 Scholarships to graduating high school seniors.

- 10 - \$1,000 MVEA Scholarships
- 1 - \$1,000 Vocational/Technical Scholarship
- 1 - \$1,000 Tri-State Generation & Transmission Scholarship
- 1 - \$1,000 E.A. "Mick" Geesen Memorial Scholarship
- 1 - \$1,000 Basin Electric Power Cooperative Scholarship

Requirements and applications are available at either MVEA office, high school counselors' offices or online at www.mvea.coop. Please call 719.494.2622 for more information.

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
Your Touchstone Energy® Cooperative

THE FINEST HOMES, SERVICE & RESULTS

FREE Real Estate Forum
Sun., Nov. 9, 11:30 - 1
Serrano's Coffee, 625 Hwy 105, Monument.
Trends and projections. FREE coffee.

Mark Rudolph
Your North Springs Resident
Real Estate Expert
mrudolph@erashields.com
(719) 492-3974 Cell
(719) 593-1000 Office

Shields ERA REAL ESTATE

FOOTHILLS PRIVACY
* Stroll, Hike Bike the Nearby Trails* Updated Rancher* 5Bed/3Bath/2Car* Wide Open Floor Plan* Fireplace* Wet Bar* 2,663 Sq. Ft.* Fabulous Covered Composite Deck* Pella Windows* Granite* Stainless* A/C* Hot Tub* SD-20* \$340,000*

175+ ACRE GET-AWAY
* Incredible Mountain Retreat* Freemont Co* 3Bed/ 3Bath* 3,817 Square Feet* On 175 Acres* Includes exclusive lease: 640 Acres State Land* Main Level Master* Custom Finishes* Views Everywhere* PV Solar System* Horses & Cattle OK* \$550,000*

BENT TREE II
* Peaceful 2.68 Acre Estate* Trees and Mature Landscaping* Impeccable* 4Bed/ 4Bath/ 3Car* Recently Updated* 2-Story Great Room/ Office* Move-in-Ready* Enormous Covered & Open Deck/Patio 4,758 Sq. Ft.* Super Quality* \$599,000*

CLOSE-IN COUNTRY LIVING
* Spectacular Silver Ponds* Wonderfully Updated* 2.51 Acres* 4Bed/4Bath/3Car* Gourmet Kitchen* Open Floor Plan* Vaults/ Beams* Incredible Patio/Gardens* * 3,016 Sq. Ft.* Panoramic Mtn. Views* Space to Roam* SD-20 \$454,000*

INVESTMENT POTENTIAL
Low \$64 per Sq.Ft. Light and Bright* 6Bed/ 3Bath/ 3Car* 2,560 Sq. Ft.* Separate Garage Access to Palmer Park Blvd.* Ready... just needs TLC* Ranch Floorplan* Finished Walk-Out Basement* Oversized LR/ FR/ Rec.Rooms* Master w/ Private Bath* \$159,000*

BROADMOOR MTN. COURSE
* To Be Built* East Edge of Course* Huge Views* 4Bed/ 3Bath/ 3Car* Customizable Ranch Floorplan* Unbelievable Quality* High Country Homes* Granite/ Hardwood/Stucco* All the Trim-mings* Enormous .80 Acre Lot* 3,768 Sq. Ft.* SD-12* \$699,000*