

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 23, 2025

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:00 pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Rick DePaiva (Secretary/Director of Community Outreach), Pete Giusti (Treasurer), Ed Miller (Director of Architectural Control), Jennifer Davis (Director of Covenant Control), Steve Cutler (Director of Common Areas), and Jason Hann (Director of Forestry).

Board members absent: Brad Gleason (Director of Public Safety).

Staff in attendance: Denise Cagliari (HOA Manager), Kevin Nielsen (Chief of Woodmoor Public Safety), and Bob Pearsall (ACC/Common Area Administrator), and Justin Gates (Covenants/Forestry Administrator).

Visitors present: Three (3) including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were no changes. Miller moved to approve the agenda, seconded by Giusti. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the March 26, 2025 Board Meeting minutes. There were no changes. Giusti made a motion to approve the March 26, 2025 minutes as written. The motion was seconded by Hann. Motion passed unanimously.

4. Owner Comments- There were none.

5. Presentation by Erik Lessing – Mr. Lessing made a presentation to the Board and members present in regards to Firewise and what he would like to see Woodmoor doing about it. There was much discussion, and Director Hann stated that Woodmoor can only do what it can to encourage residents to mitigate their properties, and we received less grant money this time, so we will try to do the best we can with that money.

Reports

6. Director of Forestry's Report-

Hann reported the following:

- There were 4 forestry, Firewise, and grant visits in March.
- The 2025 Chipping Days will take place at Lewis Palmer High School and are set for June 21st and 22nd and July 26th and 27th. The times are Saturday 8 am to 4 pm and Sunday 8 am to 2 pm.
- Monument Fire will be making a presentation at the Barn on Saturday, June 14th from 10 am to noon on fire hardening, etc.
- WIA will be checking the entire community for dead trees and improperly stacked firewood in the next month. Those found with issues will be contacted via friendly letter.
- WIA is always looking for Forestry Volunteers to help make out community more Firewise.

Motion: Hann made a motion to change the PDSM to allow trees with a trunk that measures up to twelve (12) inches in diameter (instead of the current four (4) inches), when measured four (4) feet, six (6) inches above the existing ground level to be removed without prior approval. Motion was seconded by Bille. Motion passed unanimously. (The Rules & Regulations will also be updated to reflect this change)

7. Vice-President's Report –

Bille had nothing to report.

8. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

9. Treasurer's Report-

Giusti reported the following:

- Both income and expenses are on track for the first quarter of the year.
- We currently have 232 residents that have not paid their dues. Letters will be going out next week. Liens will be filed on June 2, 2025.

10. HOA Manager's Report-

Cagliario reported the following:

- The May Board meeting will be Wednesday, May 28, 2025.
- Articles for the June newsletter need to be submitted by May 28th.

11. Director of Covenant's Report-

Davis reported the following:

- There were 21 covenant related items in March, with 1 covenant violation issued.
- There were 2 unfounded complaints in March.
- There were 18 issues resolved with friendly letters, emails or phone calls, removing the need for formal violation notices.
- There were 21 HOA inspections processed for March.
- There was 1 hearing held in April resulting in a fine. There are no Covenant hearings scheduled for May at this time.

12. Director of Public Safety's Report-

Nielsen reported the following for Gleason:

- The Toyota RAV4 Hybrid will be in the 3rd week of May. We have an appointment for the emergency equipment to be installed on June 9th. The decals will be installed prior to the emergency equipment.

13. Director of Architectural Control's Report-

Miller reported the following:

- There were 29 projects submitted in March, 21 were approved by the ACC Administrator, and 8 were approved by the Architectural Control Committee. There have been 68 projects submitted year-to-date. Of those 65 have been approved, which is a 95.6% approval rate. We are down 30.6% over the number of projects submitted for the same period in 2024.

14. Director of Common Areas' Report-

Cutler reported the following:

- We will be walking the Common Areas in the next few weeks looking for mitigation that need to be done.
- We have 2 Eagle Scouts that will be installing benches and pet waste stations to earn their badges. These will be done over the next 3 months or so.

15. Presidents Report-

Bush reported the following:

- Cagliario ordered two new fans for the Barn, and Director Hann installed them, along with some other electrical items which saved the WIA over \$2,000.

Old Business

None.

New Business

The meeting was adjourned at 7:50 pm.

Rick DePaiva, Secretary

Date