

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 28, 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), Ed Miller (Director of Architectural Control), Jennifer Davis (Director of Covenant Control), Steve Cutler (Director of Common Areas), Jason Hann (Director of Forestry), and Brad Gleason (Director of Public Safety).

Board members absent: Pete Giusti (Treasurer).

Staff in attendance: Denise Cagliari (HOA Manager), Bob Pearsall (ACC/Common Area Administrator), and Justin Gates (Covenants/Forestry Administrator).

Visitors present: Two (2) including one (1) OCN reporter.

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

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the April 23, 2025 Board Meeting minutes. There were no changes. Bille made a motion to approve the April 23, 2025 minutes as written. The motion was seconded by Jennifer. Motion passed unanimously.

4. Owner Comments- There were none.

Reports

5. Vice-President's Report –

Bille had nothing to report.

6. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

7. Treasurer's Report-

Bush reported the following for Giusti:

- Income is on budget and expenses are under budget.
- We currently have 169 residents that have not paid their dues. Liens will be filed in early June.

8. HOA Manager's Report-

Cagliari reported the following:

- The deadline for newsletter articles is Friday at noon.
- The June Board meeting is Wednesday, June 25, 2025.

9. Director of Covenant's Report-

Davis reported the following:

- There were 21 covenant related items in April, with 1 covenant violation issued.
- There were 3 unfounded complaints in April.
- There were 16 issues resolved with friendly letters, emails or phone calls, removing the need for formal violation notices.
- There were 10 HOA inspections processed for April.
- No May Hearings were held, and there are currently no Hearings scheduled for June.

10. Director of Public Safety's Report-

Gleason reported the following:

- The Toyota RAV4 Hybrid was picked up this week. We have an appointment for the emergency equipment to be installed on June 9th. The decals will be installed prior to the emergency equipment. Nielsen will be removing the equipment from the Jeep to install in the Toyota. He will be installing trailer hitches on both Toyotas to be able to move the SMART trailer.
- Last weekend there reports of suspected mail theft in South Woodmoor. May/June is the season for mail theft, as graduates are receiving checks/cash in the mail. Everyone is encouraged to sign up for informed delivery from the USPS. Hopefully this will help determine if you are missing mail.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 52 projects submitted in April, 35 were approved by the ACC Administrator, 16 were approved and 1 project was disapproved by the Architectural Control Committee. There have been 120 projects submitted year-to-date. Of those 116 have been approved, which is a 96.7% approval rate. We are down 29% over the number of projects submitted for the same period in 2024.

12. Director of Forestry's Report-

Hann reported the following:

- Hann thanked Gates for the phenomenal job he has been doing regarding the grant and grant visits.
- There were 10 forestry, Firewise, and grant visits in April.
- 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.
- A Firewise education event presented by Monument Fire will be held at the Barn on Saturday, June 14th from 10 am to noon. Please RSVP to Justin or Denise by Friday, June 6th.

13. Director of Common Areas' Report-

Cutler reported the following:

- The sprinkler system was turned on May 15th.
- Flowers and annuals were planted in front of the Barn and offices on May 20th.
- Noxious weed mitigation spraying began on May 27th.
- We have solicited two bids from contractors for prairie dog mitigation on The Preserve.
- Mowing of the Common Areas is scheduled to start the week of June 23rd.
- Eagle Scout Ben Bowland, a Woodmoor resident, is assembling and installing three benches along the trail in The Preserve as his Eagle Scout project. Work is expected to be completed May 29th.

14. Presidents Report-

Bush reported the following:

- There have been some concerns brought to the Board regarding people walking their dogs on The Preserve that are not on leashes. If the dogs are being aggressive, residents are encouraged to contact WPS to try and locate the owner.

Old Business

None.

New Business

15. Cagliari made a presentation to the Board for replacement of the windows in the upstairs offices, conference room, and lobby. Two bids were solicited and she went over the differences in the bids.

Motion: Bush made a motion to accept the bid from Rex Downing LLC. The motion was seconded by Cutler. The motion passed 7 in favor, with one abstention. The project will be funded through the Reserves.

Gleason brought up a concern that there are electric dirt bikes and scooters that kids and adults have been riding in the Common Areas. Since WIA is in the process of updating the Rules & Regulations, he suggested that we look at adding these types of "vehicles" to the list of prohibited vehicles in Common Areas. Davis will look into it.

Gleason also asked the Board their thoughts on purchasing an extended warranty for the new Toyota. Toyota is currently offering a \$2,000 rebate on a 10-year, 120k mile, bumper-to-bumper, \$0 deductible warranty. The cost would be \$1,763.00. There was some discussion.

Motion: Bille made a motion to proceed with the purchase of the warranty. The motion was seconded by Gleason. There were 7 in favor and 1 against. The motion passed.

The meeting was adjourned at 7:47 pm.

Rick DePaiva, Secretary

Date