

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 23, 2025

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:57 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), and Brad Gleason (Director of Public Safety).

Board members absent: Pete Giusti (Treasurer) and Jason Hann (Director of Forestry).

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

Visitors present: Six (6) 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 Bille. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the May 28, 2025 Board Meeting minutes. There were no changes. Cutler made a motion to approve the May 28, 2025 minutes as written. The motion was seconded by Bille. Motion passed unanimously.

4. Eagle Scout Presentation- Cutler presented a certificate of appreciation to Eagle Scout Ben Bowland. He supervised six (6) Boy Scouts in the assembly and installation of three (3) park benches in The Preserve. Ben demonstrated excellent communications skills with the WIA Common Area Administrator, as well as leadership skills with his Boy Scout Troop. Ben raised money for the supplies (concrete and gravel.) and food and drinks for his scout troop. WIA purchased the benches as part of the agreement with WOSC.

5. Owner Comments- Jackie Burhans asked about the signs at The Preserve that say to park in “designated areas”, as she parked on the street and had the resident that lives there yell at her for parking there. Pearsall will look into getting the sign corrected, as there is no designated parking areas around The Preserve.

**Reports**

6. Vice-President’s Report –

Bille had nothing to report.

7. Secretary/Director of Community Outreach-

DePaiva thanked Cagliari and Nielsen for attending the recent NEPCO meeting.

8. Treasurer’s Report-

Bush reported the following for Giusti:

- We are doing well, under budget for this time of the year, even with the additional maintenance expenses for June.

9. HOA Manager’s Report-

Cagliari reported the following:

- We currently have 114 unpaid accounts, with 104 of them having liens. The other ten owe just the late fee/interest.
- The August Board meeting will be Wednesday, August 27<sup>th</sup> at 7 pm.
- The deadline to submit articles for the September newsletter will be Thursday, August 28<sup>th</sup>.
- Cagliari is currently working with the accountant on the audit of the 2024 financials.

#### 10. Director of Covenant's Report-

Davis reported the following:

- There were 53 covenant related items in May and June, with 6 covenant violations issued.
- There was 1 unfounded complaint.
- There were 46 issues resolved with friendly letters, emails or phone calls, removing the need for formal violation notices.
- There were 19 HOA inspections processed for May and June.
- No May or June Hearings were held, and there 3 Hearings held in July for fireworks violations.

#### 11. Director of Public Safety's Report-

Gleason reported the following:

- Over the 4<sup>th</sup> of July weekend, WPS received a total of 24 phone calls regarding fireworks. They were able to issue 3 violations for fireworks. The vast majority of calls for fireworks were outside of Woodmoor in the Town of Monument.
- The 2025 Toyota RAV4 is in service, and we sold the 2020 Jeep Cherokee for \$10,650.

#### 12. Director of Architectural Control's Report-

Miller reported the following:

- There were 68 projects submitted in May, 41 were approved by the ACC Administrator, and 27 were approved by the Architectural Control Committee. There have been 188 projects submitted through May. Of those 184 have been approved, which is a 97.7% approval rate.
- There were 60 projects submitted in June, 46 were approved by the ACC Administrator, and 14 were approved by the Architectural Control Committee. There have been 248 projects submitted through June. Of those 244 have been approved, which is a 98.4% approval rate.

#### 13. Director of Forestry's Report-

Gates reported the following for Hann:

- There were 25 grant/forestry/Firewise visits in May and June.
- The last Chipping Days event will take place at Lewis Palmer High School on July 26<sup>th</sup> and 27<sup>th</sup> from 8 am to 4 pm on Saturday and 8 am to 2 pm on Sunday.
- We will be submitting a packet for reimbursement to the State Forest Service at the end of July.

#### 14. Director of Common Areas' Report-

Cutler reported the following:

- Ordering of the windows for the WIA Offices was completed the week of June 9<sup>th</sup>. The windows are expected to be delivered in late July.
- Repainting of the WPS garage began the week of June 30<sup>th</sup>.
- Noxious weed mitigation spraying was completed on June 26 for all Common Areas. The contractor will be performing spot spraying of The Preserve sometime during July.
- The contract for prairie dog mitigation on The Preserve was finalized June 16<sup>th</sup>. Contractor has to order materials, and mitigation is planned for some time in late July.
- Mowing of the Common Areas was completed in late June/early July.
- Contract for the new parking area and trail upgrades at North Park was signed on June 3<sup>rd</sup>.
- Eagle Scout Ben Bowland, a Woodmoor resident, completed assembly and installation of three (3) park benches along the trail in The Preserve during the week of June 2<sup>nd</sup>.

#### 15. Presidents Report-

Bush reported the following:

- Bush again thanked Ben Bowland for volunteering and performing an excellent job on the installation of the benches.
- He asked Cagliariaro to talk about the installation of the new windows. She explained that they are currently installed, and the trim work and paint will happen over the next week.

#### Old Business

None.

**New Business**

The meeting was adjourned at 7:28 pm.

\_\_\_\_\_  
Rick DePaiva, Secretary

\_\_\_\_\_  
Date