

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 27, 2025

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:59pm.

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).

Visitors present: Four (4) including one (1) OCN reporter.

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

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

4. Owner Comments- Three residents attended the meeting to bring their concerns to the Board's attention about a short-term rental that is operating in their neighborhood. After hearing their concerns, Bush explained that Governor Polis signed Senate Bill 24-134 which prevents HOAs from prohibiting home-based businesses. HOAs can still regulate them for nuisance violations, such as excess vehicles and noise. Other Board members also weighed in, and the residents were told to contact Woodmoor Public Safety whenever there is a noise nuisance or excess vehicles. WIA can then bring these concerns to the attention of the owners of the property, as well as bringing the owners to a hearing for the violations, which may include fines.

Jackie Burhans then announced to the Board and residents present that she will be running for the District 38 School Board.

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:

- Finances are doing well at this point in the year.

8. HOA Manager's Report-

Cagliari reported the following:

- The deadline for submitting articles for the September newsletter will be Wednesday, September 3rd at 3 pm.
- The September Board meeting will be Wednesday, September 24th at 7 pm.
- Cagliari is currently working with the accountant on the audit of the 2024 financials
- We currently have 105 unpaid accounts. They are trickling in, but we are also getting some paid up when they sell their property.

9. Director of Covenant's Report-

Davis reported the following:

- There were 53 covenant related items in July, with 4 covenant violations issued.
- There was 1 unfounded complaint.
- There were 48 issues resolved with friendly letters, emails or phone calls, removing the need for formal violation notices.
- There were 14 HOA inspections processed for July.
- There was one hearing held in July, which resulted in a fine for open burning.
- Reminders: 1. Trash cans must be placed out of sight after pickup. They cannot be visible from the road or adjacent lots. 2. If you need to have a trailer/RV/boat on your property for longer than 72 hours, please obtain a permit from the WIA Office. Permits can be issued for 10 days at a time, and you are allotted 20 overnights per year. 3. The burning of trash or slash (pine needles/cones/etc.) is NEVER allowed. Please dispose of these items properly. Fines for this type of violation start at \$5,000.

10. Director of Public Safety's Report-

Gleason reported the following:

- School has started, so please be aware of children crossing roads or walking in the roadway.
- Last week WPS was alerted to possible mail theft in the area. The reporting party said while driving, he noticed numerous mailboxes on his street with the lid open and the box empty. This is a good indicator that mail theft has occurred. However, after searching the surrounding area, WPS did not find any discarded mail, which is also an indicator that mail has been stolen. There will be an article in the September newsletter regarding mail theft and a link to sign up for "informed delivery" with the USPS.
- Bears are out everywhere, as they are getting ready for hibernation. Please keep bird feeders and pet food put up, as well as your trash.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 36 projects submitted in July, 27 were approved by the ACC Administrator, and 9 were approved by the Architectural Control Committee. There have been 285 projects submitted through July. Of those 281 have been approved, which is a 98.6% approval rate.

12. Director of Forestry's Report-

Hann reported the following:

- There were 18 grant/forestry/Firewise visits in July.
- There has been a delay in submitting the packet for reimbursement to the State Forest Service, due to the fires currently happening around the State. As soon as our State Forester is available for inspection of those properties, the packet will get submitted.
- Reminder: 1. Inspect your properties for dead/dying trees and shrubs and ensure that your tall grass/weeds are cut. Also make sure that all slash is properly removed from the lot. These are easily ignited and help spread fire quickly. Covenants will be checking for tall grass/weeds/dead trees across the entire community. If you have any questions/concerns or need assistance, please contact Justin. 2. The Board did update the dimension of trees that can be removed without permission from 4" to 12".

13. Director of Common Areas' Report-

Cutler reported the following:

- New windows for the WIA Offices were installed the week of July 21, 2025..
- Backflow test was performed by our plumbing contractor on July 1, 2025. The backflow prevention devices on both domestic and irrigation water lines passed. Test results were forwarded to Woodmoor Water and Sanitation.
- Prairie dog mitigation was completed on July 26, 2025.

14. Presidents Report-

Bush reported the following:

- The Highway 105B project will start sometime in 2026 or early 2027.

Old Business

None.

New Business

15. Bush relayed that a resident in South Woodmoor had requested additional signage to let people know that Woodmoor is patrolled by Woodmoor Public Safety. Cagliariro got a bid for two signs, which will be added underneath the current Woodmoor signs at Bowstring and Higby and at Cloverleaf and Higby.

Motion: Cutler made a motion to purchase the two signs for a total of \$383.61. The motion was seconded by Miller. Motion passed unanimously.

Davis let everyone know that someone had made a post on NextDoor that stated that WPS was patrolling the area with drones. She responded to the post to let people know that this is completely false, as Woodmoor does not have any drones.

Miller wanted to remind everyone that WIA had two very successful Chipping Days this year. We are limited to how many we can hold by finances and the availability of the parking area at Lewis Palmer High School.

The meeting was adjourned at 7:51pm.

Rick DePaiva, Secretary

Date