

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

September 24, 2025

### BOARD MEETING –

#### 1. Call to Order- Bush called the meeting to order at 7:01pm.

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) and Kevin Nielsen (Woodmoor Public Safety Chief).

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. Bille moved to approve the agenda, seconded by Cutler. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the August 27, 2025 Board Meeting minutes. There were no changes. Miller made a motion to approve the August 27, 2025 minutes as written. The motion was seconded by DePaiva. Motion passed unanimously.

4. Owner Comments- Two residents from South Woodmoor wanted to thank the Board and the contractor that groomed the trail in The Preserve. They asked if WIA knew when the portion of the trail that belongs to the Cloverleaf area would be taken care of, along with the detention pond. Bush said that WIA would reach out to them and find out. Their second concern was the number of prairie dogs behind their homes. They did not believe that their area was treated in July. Cutler said he would contact the contractor that performed the work to determine if that area was treated or not.

### Reports

#### 5. Vice-President's Report –

Bille had nothing to report.

#### 6. Secretary/Director of Community Outreach-

DePaiva reported the following:

- He attended the NEPCO meeting on 9/13/25. He advised that they should have the minutes from that meeting posted on their website. He mentioned that the El Paso County Department of Public Works has a new tool on their website for the snow season to show where plows are.

#### 7. Treasurer's Report-

Bush reported the following for Giusti:

- Income is good and expenses are running about 65% of budget.
- Cagliari and Nielsen are starting to work on the budget for 2026. He asked the directors that have budgets to please get those numbers turned into Cagliari.

#### 8. HOA Manager's Report-

Cagliari reported the following:

- The October Board meeting will be Wednesday, October 22<sup>nd</sup> at 7pm.
- The signs at Higby and Bowstring and at Higby and Cloverleaf that were approved last month were installed earlier this month by Nielsen. One of the guests mentioned that she has seen them.
- Cagliari and Nielsen are beginning to work on the 2026 budget.

- We currently have 101 unpaid accounts. They are still trickling in, and we are also getting some paid up when they sell their property or refinance.

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

Davis reported the following:

- There were 147 covenant related items in August, with 5 covenant violations issued.
- There were 3 unfounded complaints.
- There were 100 issues resolved with friendly letters, emails or phone calls, removing the need for formal violation notices.
- There were 16 HOA inspections processed for August.
- There was one hearing held in August, which resulted in a fine for open burning. No hearings were held in September, and currently none are scheduled for October.
- Discussion was held regarding AirBnBs.
- Reminders: We are currently checking the entire community for un-stowed trash cans, tall grass/weeds, dead/dying trees, and trailers/RVs.

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

Gleason reported the following:

- Reminder as the snow season will be upon us soon that the roads in Woodmoor are owned and maintained by El Paso County.
- Also, even though we've received rain, fall can be very dry with extreme fire danger. Currently we are not under any fire bans, but that doesn't mean we are not in high fire danger. Please be careful using outdoor fire pits.

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

Miller reported the following:

- There were 38 projects submitted in August, 31 were approved by the ACC Administrator, and 7 were approved by the Architectural Control Committee. There have been 323 projects submitted through August. Of those 319 have been approved, which is a 98.8% approval rate.

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

Hann reported the following:

- There were 9 grant/forestry/Firewise visits in August.
- Now is the perfect time to walk your lots and check your trees for MPB. This is the best time of the year to identify affected trees and get them removed from the community. Visit the WIA website and click on the Forestry tab for pictures and information.
- We will have a new representative from the State Forest Service working with Justin on the grant. They will meet on September 30<sup>th</sup>, and hopefully we can get the first reimbursement packet submitted and pushed through the system. We have approximately 13 residents included in that packet, with a reimbursement value of approximately \$20,000.

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

Cutler reported the following:

- The WIA contractor completed the maintenance work on the trails in Woodmoor in August.

#### 14. Presidents Report-

Bush reported the following:

- Reminder to residents to please mow their tall grass/weeds, store your trailers/RVs/boats off-site, and store your trash cans in your garage or out of sight.
- Davis asked about the damage to the area from the drilling of Well 12R. Bush explained that Woodmoor Water & Sanitation District will be restoring that area once everything is done.

#### Old Business

None.

**New Business**

None.

The meeting was adjourned at 7:41pm.

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Rick DePaiva, Secretary

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Date