

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 22, 2025

BOARD MEETING –

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

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), Jason Hann (Director of Forestry), and Brad Gleason (Director of Public Safety).

Board members absent: Pete Giusti (Treasurer) and Steve Cutler (Director of Common Areas).

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. DePaiva 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 September 24, 2025 Board Meeting minutes. There were no changes. Hann made a motion to approve the September 24, 2025 minutes as written. The motion was seconded by Bille. Motion passed unanimously.

4. Owner Comments- None

**Reports**

5. Vice-President's Report –

Bille had the following to report:

- We are in the process of updating our computer systems. We are currently working through a few minor issues.

6. Secretary/Director of Community Outreach-

DePaiva reported the following:

- Once again WIA will partner with Mountain View Electric Association in sponsoring a holiday lighting contest. There will be three categories and the winners will receive a \$100 credit on their electric bill at the end of December. An email blast will be sent out with the specifics closer to December.

7. Treasurer's Report-

Bush reported the following for Giusti:

- Income is good and expenses are under 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 November Board meeting will be Wednesday, November 19<sup>th</sup> at 7pm, due to the Thanksgiving holiday.

9. Director of Covenant's Report-

Davis reported the following:

- There were 250 covenant related items in September, mostly tall grass/weed and trailer/RV letters, with 4 covenant violations issued.
- There were 5 unfounded complaints.
- There were 14 HOA inspections processed for September.
- There were no hearings held in October. There is one hearing scheduled so far for November for barking dogs.

10. Director of Public Safety's Report-

Gleason reported the following:

- There were several vehicles entered or broken into in the Northwest section of Woodmoor in early October. Some of the stolen items were located in the back yard of another residence. Law Enforcement from Castle Rock believes the same suspects hit the Castle Pines area the previous week.
- Please remember to keep your vehicles locked and take your valuables inside.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 51 projects submitted in September, 45 were approved by the ACC Administrator, and 6 were approved by the Architectural Control Committee. There have been 374 projects submitted through September. Of those 370 have been approved, which is a 98.9% approval rate.

12. Director of Forestry's Report-

Hann reported the following:

- There were 11 grant/forestry/Firewise visits in September.
- Due to staffing levels at the State Forestry Office, the reimbursement process has been slower than in previous years. They are hiring and filling those positions, and it should increase the speed at which we can submit and receive reimbursement going forward. We are asking residents who have participated already to be patient, as we work through this process.
- We still have funds available to anyone else who would like to participate. This requires an evaluation first, prior to any work being done.

13. Director of Common Areas' Report-

There was nothing to report.

14. Presidents Report-

Bush reported the following:

- Bush thanked Cutler, Davis, and resident Tish Norman for working to coordinate the last treatment of the prairie dogs in The Preserve. It was performed in early October.
- The Highway 105B project is still in negotiations with property owners and WIA for easements through the area that is affected. There is not currently a timeline for starting the project.

**Old Business**

None.

**New Business**

None.

The meeting was adjourned at 7:18pm.

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Rick DePaiva, Secretary

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Date