

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 19, 2025

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:58pm.

Board members present: Brian Bush (President), Rick DePaiva (Secretary/Director of Community Outreach), Ed Miller (Director of Architectural Control), Steve Cutler (Director of Common Areas), Jennifer Davis (Director of Covenant Control), Jason Hann (Director of Forestry), and Brad Gleason (Director of Public Safety).

Board members absent: Peter Bille (Vice-President) and Pete Giusti (Treasurer).

Staff in attendance: Denise Cagliari (HOA Manager) and Kevin Nielsen (Woodmoor Public Safety Chief).

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. Miller moved to approve the agenda, seconded by Davis. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the October 22, 2025 Board Meeting minutes. There were no changes. Davis made a motion to approve the October 22, 2025 minutes as written. The motion was seconded by Hann. Motion passed unanimously.

4. Owner Comments- None

Reports

5. Vice-President's Report –

Cagliari reported the following for Bille:

- We are working through some minor issues with the new computers as they come up.

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. The three categories are: Clark Griswold (you can see it from space), Frosty's Wonderland (inflatables, etc.), and traditional (light displays only).

7. Treasurer's Report-

Bush reported the following for Giusti:

- WIA is doing well, and it looks like we will have a small surplus at the end of the year.
- Cagliari and Nielsen are doing an excellent job of keeping expenses down.

8. HOA Manager's Report-

Cagliari reported the following:

- The deadline for submitting articles for the December newsletter is December 1st.
- The December Board meeting, if held, will be Wednesday, December 17th at 7pm.

9. Director of Covenant's Report-

Davis reported the following:

- There were 25 covenant related items in October, with 3 covenant violations issued, and 15 issues resolved with friendly letters, emails and phone calls, removing the need for formal violation notices.
- There were 3 unfounded complaints.
- There were 14 HOA inspections processed for October.

- There were no hearings held in November, as the issue was resolved due to an error in the paperwork. There are none currently scheduled for December.

10. Director of Public Safety's Report-

Gleason reported the following:

- We are still seeing vehicle burglaries in the entire Tri-Lakes area. We had 3 reported last week in South Woodmoor with many more in the surrounding areas. Based on videos, the suspects are younger than the ones reported in October. Please keep valuables out of site and doors locked when the vehicles are parked outside.
- Bush noted that there are a lot of deer in the area, so please watch out for them. He also mentioned that there seem to be a lot of pets going missing lately. Please watch NextDoor, Ring, etc. for postings, and let WPS know, as sometimes they get reports of found pets, and put the people in contact with the owners.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 63 projects submitted in October, 53 were approved by the ACC Administrator, and 10 were approved by the Architectural Control Committee. There have been 437 projects submitted through October. Of those 432 have been approved, which is a 98.9% approval rate.

12. Director of Forestry's Report-

Hann reported the following:

- There were 7 grant/forestry/Firewise visits in October.
- Please remember that there should be no open flames, especially as dry as it has been.

13. Director of Common Areas' Report-

Cutler reported the following:

- The sprinkler system was blown out for the year, and the garage was painted in October.
- The second prairie dog mitigation was completed in October.
- Four pet waste stations were installed on the Preserve by Eagle Scout Alex SchAAF. This completes the obligations listed in the donation agreement with WOSC. Alex did a great job, and the new stations are being serviced weekly.
- Bush thanked Steve for painting the garage on his time, and for cleaning up the area around the garage.

14. Presidents Report-

Bush had nothing to report.

Old Business

None.

New Business

15. Bush stated that the 2026 budget was completed, and the dues for 2026 would be \$308.50. Insurance costs have gone up tremendously; however, we have changed brokers, and they are looking into our coverages to ensure there are not any redundancies, and the possibility that we can save in some areas.

Motion: DePaiva made a motion to accept the 2026 budget and to raise the dues to \$308.50. The motion was seconded by Cutler. The motion passed unanimously.

The meeting was adjourned at 7:13pm.

Peter Bille, Vice President

Date