

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

March 25, 2026

### BOARD MEETING –

#### 1. Call to Order- Bush called the meeting to order at 7:04pm.

Board members present: Brian Bush (President), 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: Rick DePaiva (Secretary/Director of Community Outreach), Peter Bille (Vice-President), Pete Giusti (Treasurer), and Steve Cutler (Director of Common Areas).

Staff in attendance: Denise Cagliari (HOA Manager), Kelci Spencer (Covenants/Forestry Administrator), Darrin Abbink (Chief of Woodmoor Public Safety), and Kevin Nielsen (Outgoing Chief of Woodmoor Public Safety).

Visitors present: Five (5) 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 Hann. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the February 25, 2026, Board Meeting minutes. There were no changes. Hann made a motion to approve the February 25, 2026, minutes, as written. The motion was seconded by Gleason. The motion passed unanimously.

4. Owner Comments- Owner George Labesky was asking about when to expect his reimbursement from the grant. Hann explained that he would check into it and either he or Kelci would get back to him.

Owner Marty Froelick made a presentation to the Board regarding adding an additional 20 pet waste stations throughout Woodmoor. He had placed some signs around the neighborhood, as well as posting on NextDoor. He asked people to scan the QR code and take his survey. He had 90 people respond, with 70 in favor. When asked how these would be paid for, he mentioned through business sponsorships or donations. After many questions, he was asked to return to the April 22<sup>nd</sup> Board meeting when more Board members would be in attendance. He was also asked to get a letter in writing from El Paso County Public Works that they would not be opposed to them being in the road easements.

### Reports

#### 5. Vice-President's Report-

Cagliari reported the following for Bille:

- We have had two phones in the WIA Office die, and we are in process to get them replaced.

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

Bush reported the following for DePaiva:

- Attended the NEPCO meeting in DePaiva's absence.

#### 7. Treasurer's Report-

Bush reported the following for Giusti:

- The numbers through February are looking good.

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

Cagliari reported the following:

- We have hired Kelci Spencer as the Covenants/Forestry Administrator. She has been training the last couple of weeks with Justin on both Covenants and Forestry.
- The April Board meeting will be Wednesday, April 22<sup>nd</sup> at 7 pm.

- The local realtor that has organized the Woodmoor Garage Sale each year in June has decided to no longer do it. Unless another realtor steps up to organize one, there will no longer be a community-wide garage sale event.
- We mailed out 212 past due letters at the beginning of the week. We currently have a total of 295 outstanding accounts.

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

Davis reported the following:

- There were 27 covenant related items in February, with no covenant violations issued. There were no unfounded complaints.
- There were 13 HOA inspections processed for February.
- There were no hearings held in February or March, and there is the possibility of 2 hearings for April.

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

Gleason reported the following:

- Nielsen's last day of duty is 3/26, which also makes this his last WIA meeting.
- We welcome Darrin Abbink as his successor and have all the confidence in the world, as he is a true professional. He comes to WPS as a retired CSPD Lieutenant and a private security operations manager. Kevin is leaving WPS in good hands. Please welcome Darrin to the community.

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

Miller reported the following:

- There were 21 projects submitted in February, 19 were approved by the ACC Administrator, and 2 were approved by the Architectural Control Committee. There have been 35 projects submitted year-to-date. All 35 were approved, for a 100% approval rate. We are down 12.5% in projects submitted for the same period in 2025.

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

Hann reported the following:

- There were 7 Forestry, Firewise, and grant visits in February.
- There are still plenty of funds remaining for grant reimbursement. Contact Kelci for more information on what is required and how to participate.
- Chipping Days for 2026 have been set for June 20<sup>th</sup> and 21<sup>st</sup> and July 18<sup>th</sup> and 19<sup>th</sup>. Stay up to date by newsletter and email blast.

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

Cagliaro reported the following for Cutler:

- Please watch for damage to Common Areas by contractors. If you see anything suspicious, call WPS immediately.
- The picnic table at Toboggan Hill was damaged beyond repair and will not be replaced.

#### 14. Presidents Report-

Bush had nothing to report.

#### **Old Business**

None.

#### **New Business**

15. **Motion:** Hann made a motion to pass Board Resolution 26-01 regarding the Easement Agreement between WIA and El Paso County for the expansion of Highway 105B. The Resolution authorizes Brian Bush to sign on behalf of the Association. The motion was seconded by Gleason. The motion passed unanimously.

The meeting was adjourned at 7:19pm.

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Rick DePaiva, Secretary

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Date