

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 25, 2026

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:02pm.

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

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

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 Hann. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the November 19, 2025 Board Meeting minutes, the January 26, 2026 Annual Meeting Minutes, or the January 28, 2026 Board Reorganization Meeting minutes.. There were no changes. Davis made a motion to approve the November 19, 2025 minutes, the January 26, 2026 Annual Meeting minutes, and the January 28, 2026 Board Reorganization Meeting minutes, as written. The motion was seconded by Miller. The motion passed unanimously.

4. Owner Comments- None

Reports

5. Vice-President's Report-

Bille reported the following:

- The contract for IT services has been signed.

6. Secretary/Director of Community Outreach-

Bush reported the following for DePaiva:

- Buc-ee's does not appear to be done yet, but there is not further information available at this time.

7. Treasurer's Report-

Bush reported the following for Giusti:

- We currently have 347 unpaid accounts. Letters will be sent out in mid-March.
- WIA ended 2025 with an approximate net income of \$25,000.

8. HOA Manager's Report-

Cagliari reported the following:

- Deadline for submission of articles for the March newsletter will be Monday, March 2nd.
- The March Board meeting will be Wednesday, March 25th at 7 pm.

9. Director of Covenant's Report-

Davis reported the following:

- There were 27 covenant related items in January (trailers and chickens), with 4 covenant violations issued.
- There were 12 issues resolved with friendly letters, emails or phone calls, removing the need for formal violation notices. There were no unfounded violations in January.
- There were 10 HOA inspections processed for January.

- There were no hearings held in January or February, and there is the possibility of a hearing for March, depending on the level of compliance.

10. Director of Public Safety's Report-

Gleason reported the following:

- On 2/17/26, El Paso County enacted Stage 2 Fire Restrictions for unincorporated El Paso County. In a nutshell, this means that basically all forms of burning, including campfires, outdoor grills – including propane grills, outdoor smoking, unless within a vehicle, and outdoor welding are not allowed.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 14 projects submitted in January, 3 were approved by the ACC Administrator, and 11 were approved by the Architectural Control Committee. There have been 14 projects submitted year-to-date. All 14 were approved, for a 100% approval rate. We had the same number of projects submitted for the same period in 2025.

12. Director of Forestry's Report-

Hann reported the following:

- There were 6 Forestry, Firewise, and grant visits in January.
- There are still plenty of funds remaining for grant reimbursement. Contact WIA for more information on what is required and how to participate.

13. Director of Common Areas' Report-

Cagliaro reported the following for Cutler:

- There was some damage done to at least one of the snow fences at Toboggan Hill in January. Repairs have been made.
- If you see anyone causing damage in any Common Area, please notify WPS immediately.

14. Presidents Report-

Bush reported the following:

- WIA is in negotiations with El Paso County for easements along the 105B project. The Board should be voting on this at the March meeting.
- We are in the process of rewriting the Rules & Regulations. We hope to have everything in place to vote on the changes in March as well.

Old Business

None.

New Business

The meeting was adjourned at 7:19pm.

Brian X Bush, President

Date