

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 22, 2026

BOARD MEETING –

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

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 Darrin Abbink (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. Cutler moved to approve the agenda, seconded by Gleason. The motion carried unanimously.

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

4. Owner Comments- Residents Dawn Roney and Cindy Thrush addressed the Board regarding social trails over in the Regatta Lane area of the Woodmoor Common Areas that will eventually be able to connect with the SRTS trail system. They have picked up trash and marked some walking hazards, raked pine needles, etc. It was suggested that they meet with Director of Common Areas, Steve Cutler, to show him what they are doing.

Reports

5. Vice-President's Report-

Cagliari had nothing to report for Bille:

6. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

- Bush reported that he had attended the NEPCO meeting in March where the President of the TriView Metro District and the Town of Monument Planning Director addressed the NEPCO membership. Of note, the Town of Monument will be improving Jackson Creek Parkway by installing one additional lane going north from Higby to the WhataBurger. For now southbound will remain one lane.

7. Treasurer's Report-

Bush reported the following for Giusti:

- We are good across the board on income and expenses to this point in the year. Bush thanked Cagliari for keeping the expenses down.

8. HOA Manager's Report-

Cagliari reported the following:

- The May Board meeting will be Wednesday, May 27th at 7 pm.
- The deadline to submit articles for the June newsletter is Thursday, May 28th.
- Two phones in the WIA Offices have been replaced.
- There are currently 201 unpaid accounts.

9. Director of Covenant's Report-

Davis reported the following:

- There were 31 covenant related items in March, with 2 covenant violations issued. There were no unfounded complaints.
- 25 issues were resolved with friendly letters, emails, and phone calls, removing the need for formal violation notices.
- There were 19 HOA inspections processed for March.
- There were no hearings held in March, 2 hearings were held in April, resulting in 1 fine. There are no hearings scheduled for May at this time.
- Reminder that there are size limits of 1'x1' for all realtor signs.

10. Director of Public Safety's Report-

Gleason reported the following:

- Please be aware of the Red Flag warnings. They seem to be happening almost daily.
- Now that the days are longer and it stays lighter longer, please be aware of children playing.
- Chief Darrin Abbink is doing a great job.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 36 projects submitted in March, 31 were approved by the ACC Administrator, 4 were approved by the Architectural Control Committee, and 1 project was denied.. There have been 72 projects submitted year-to-date. 71 of 72 projects were approved, for a 98.6% approval rate. We are up 4.3% in projects submitted for the same period in 2025.

12. Director of Forestry's Report-

Hann reported the following:

- There were 3 Forestry, Firewise, and grant visits in March.
- 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 20th and 21st and July 18th and 19th. Stay up to date by newsletter and email blast.

13. Director of Common Areas' Report-

Cutler reported the following:

- Sprinklers will be started up sometime in May, and flowers will be planted in front of the Barn in May, weather depending.
- Final restoration of the North Park easement area by Mountain View Electric is nearly complete. All staged materials, equipment, and the porta-potty have been removed. Final grading and reseeding of disturbed areas is scheduled for May as the growing season starts.
- Completion of the new well (12R) on The Preserve is now under contract and should be completed fairly quickly. Upon completion, restoration of disturbed Common Areas will be performed.

14. Presidents Report-

Bush reported the following:

- Woodmoor Water will not have water restrictions this year, but are requesting residents to follow the conservation schedule and water wise rules.
- As a follow-up to the resident request from the March meeting regarding pet waste stations, after some analysis was done, it does not appear to be wise or necessary to install up to 20 new stations. The Board voted to move 2 currently installed stations to more usable locations, and to install 1 new station at the north end of Twin Ponds. This passed unanimously.

Old Business

None.

New Business

None.

The meeting was adjourned at 7:34pm.

Rick DePaiva, Secretary

Date