

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 24, 2026

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:01pm.

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

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

Visitors present: One (1) including the 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 DePaiva. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the May 27, 2026, Board Meeting minutes. There were no changes. DePaiva made a motion to approve the May 27, 2026, minutes, as written. The motion was seconded by Hann. The motion passed unanimously.

4. Owner Comments- None

Reports

5. Vice-President's Report-

Bush reported the following for Bille:

- Bush asked Cagliari how the phones and computers were working. She reported they are working well.
- Bush also mentioned that he had an email from a resident regarding dogs in Common Areas being on leashes. Bush explained that we do encourage leashes, but we have no enforcement authority. The picture that was submitted with the email was not part of Woodmoor.

6. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

7. Treasurer's Report-

Giusti reported the following:

- We are on track for the year.
- Bush added that income is down slightly, but so are expenses, so we are doing well. The money for prairie dog treatment will come out of the existing budget.

8. HOA Manager's Report-

Cagliari reported the following:

- The July Board meeting will be Wednesday, July 22nd at 7 pm.
- WIA is in the process of filing 74 liens on properties that have unpaid dues, which adds to the 65 that already have liens filed against them.
- Colorado HB26-1342 was signed by Governor Polis and goes into effect on August 12, 2026. It is to reduce the human-bear interactions, and states that if you leave bird feeders, pet food, trash cans, etc. out where a bear could be lured to it, you could face a fine of up to \$5,000 from the State.

9. Director of Covenant's Report-

Davis reported the following:

- There were 29 covenant related items in May, with 2 covenant violations issued. There were no unfounded complaints.
- There were 13 HOA inspections processed for May.
- There was 1 hearing held in June. There is currently one hearing scheduled for July 16th.
- Cagliario added that with the 4th of July being too close to the second Thursday of the month, and the 10-day required notice for a hearing, the hearings for July will be on the 16th.

10. Director of Public Safety's Report-

Gleason reported the following:

- Reece Allen has been hired to replace Officer Sare who resigned her position. He is doing a great job and will be on his own starting next week. Gleason thanked Chief Abbink for providing exceptional training.
- Because of the dry conditions, it is very important that people not use fireworks within Woodmoor. No matter whether they are legal in the state, anything that you have to light, including sparklers, is strictly prohibited in Woodmoor. Fines start at \$5,000.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 34 projects submitted in May, 26 were approved by the ACC Administrator, and 8 were approved by the Architectural Control Committee. There have been 160 projects submitted year-to-date. 157 of 160 projects have been approved, for a 98.1% approval rate. We are down 16.7% in projects submitted for the same period in 2025.
- There was a paint project submitted last month that was approved; however, the color from the paint sample does not look exactly the same on the home. It received a one-time only approval. There are going to be further discussions on dealing with paint colors and the process for approval.

12. Director of Forestry's Report-

Hann reported the following:

- Hann thanked Spencer for the hard work she has been doing for the grant and forestry visits.
- The June chipping event went well, with only a few complaints from non-residents for the price increase to drop off their slash.
- The July Chipping Days are July 18th and 19th.

13. Director of Common Areas' Report-

Cagliario reported the following for Cutler:

- Sprinklers were started up and flowers were planted in front of the Barn on May 27th.
- Bids were solicited for prairie dog mitigation in the Preserve. It is anticipated that the mitigation will occur in July, based on contractor scheduling and supply availability.

14. Presidents Report-

Bush reported the following:

- The Safe Routes to School trail is moving forward. The IGA between Woodmoor Water and D38 has been completed. D38 will add WIA to the insurance for the trail maintenance, as we had previously agreed to perform the maintenance on the trail. Once everything is approved by the State, bids will be solicited for the work.

Old Business

None.

New Business

None.

The meeting was adjourned at 7:25pm.

Rick DePaiva, Secretary

Date