WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
July 22, 2026

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:58 pm.
Board members present: Brian Bush (President), Peter Bille (Vice-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: Pete Giusti (Treasurer).

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

Visitors present: Three (3) 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 Cutler. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the June 24, 2026, Board Meeting minutes. There were no changes. Bille made a motion to approve the June 24, 2026, minutes, as written. The motion was seconded by DePaiva. The motion passed unanimously.

4. Owner Comments- Davis introduced Geoff Cannon, co-owner of Force Broadband, as there have been many concerns over their work in South Woodmoor. Geoff explained that there have been difficulties with the locator companies, as different companies utilize different companies to locate their particular utility. He believes they have resolved the issues and hopes to have all of their lines buried over the next few weeks. Their cables are buried 24 to 30 inches down, and there are never any open trenches. The residents of South Woodmoor should be eligible to subscribe to Force Broadband within 30 to 60 days.

Reports

5. Vice-President's Report-
Bille had nothing to report.

6. Secretary/Director of Community Outreach-
DePaiva reported the following:
- He thanked Cagliaro for attending the recent NEPCO meeting, as he was out of state. Cagliaro stated that most of the information provided regarding recent bills passed were not relevant to WIA.

7. Treasurer's Report-
Bush reported the following for Giusti:
- Although several categories of income are down at this time, expenses are also down. We are doing good as of the end of June. He thanked Cagliaro and Abbink for holding expenses down.

8. HOA Manager's Report-
Cagliaro reported the following:
- The August Board meeting will be Wednesday, August 26th at 7 pm.
- The deadline to submit articles for the September newsletter will be Friday, August 28th.
- Cagliaro is currently working with the accountant on the review of the 2025 financials and the filing of the 990 Form.

9. Director of Covenant's Report-
Davis reported the following:
- There were 29 covenant related items in June, with 1 covenant violation issued. There were no unfounded complaints.
- There were 22 issues resolved with friendly letters, emails, and phone calls, removing the need for formal violations.

- There were 20 HOA inspections processed for June.
- There were 2 hearings held in July. There is currently one hearing scheduled for August 13th.

10. Director of Public Safety's Report-

Gleason reported the following:

- There were extra officers on duty on July 4th, and although we had several complaints about fireworks, they were either not in Woodmoor or could not be verified.
- Even with the recent rain, it is still extremely dry, so please be mindful and do not have campfires or use fireworks.
- Gleason thanked the residents for paying attention and not using fireworks this year.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 69 projects submitted in June, 65 were approved by the ACC Administrator, and 4 were approved by the Architectural Control Committee. There have been 229 projects submitted year-to-date. 226 of 229 projects have been approved, for a 98.7% approval rate. We are down 9.1% in projects submitted for the same period in 2025.

12. Director of Forestry's Report-

Hann reported the following:

- There were 4 Forestry, Firewise, and grant visits in June.
- There are still plenty of funds remaining for grant reimbursement. Contact WIA for more information.
- The two Chipping Events went well. We had 874 loads, for a total of 370 cubic yards of material removed. We took in $943 in donations from residents, as well as non-residents. It was a very successful event.

13. Director of Common Areas' Report-

Cutler reported the following:

- The sprinkler system watering schedule was modified on June 30th, due to the extremely dry conditions.
- The contract for prairie dog mitigation on The Preserve was finalized June 11th. The contractor ordered the materials, and mitigation is planned for July.
- Mowing of the Common Areas started the week of June 15th. The contractor is doing a great job.

14. Presidents Report-

Bush reported the following:

- The final documents were signed regarding the easement agreement between WIA and El Paso County. The funds should arrive the last week of July. Bush recommended the $40K be deposited into the Reserve Account, and the remainder be deposited into the Operational Reserves.
  Motion: Cutler made a motion to follow Bush's recommendation. The motion was seconded by DePaiva. The motion passed unanimously.

Old Business

None.

New Business

None.

The meeting was adjourned at 7:24 pm.

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Rick DePaiva, Secretary Date