WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING
August 26, 2026

BOARD MEETING –

1. Call to Order- Bille called the meeting to order at 7:01 pm.
Board members present: Peter Bille (Vice-President), Rick DePaiva (Secretary/Director of Community Outreach), Pete Giusti (Treasurer), 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: Brian Bush (President).

Staff in attendance: Denise Cagliaro (HOA Manager) and Kelci Spencer (Covenants/Forestry Administrator).

Visitors present: One (1), the OCN reporter.

2. Approval of Agenda- Bille asked if there were any changes to the agenda. There were no changes. Cutler moved to approve the agenda, seconded by Miller. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bille asked if there were any changes or corrections necessary to the July 22, 2026, Board Meeting minutes. There were no changes. DePaiva made a motion to approve the July 22, 2026, minutes, as written. The motion was seconded by Giusti. The motion passed unanimously.

4. Owner Comments- None

Reports

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

6. Secretary/Director of Community Outreach-
DePaiva had nothing to report.

7. Treasurer's Report-
Giusti reported the following:
- Overall, everything is on track. Income is down slightly and so are expenses.

8. HOA Manager's Report-
Cagliaro reported the following:
- The deadline to submit articles for the September newsletter will be Friday, August 28th.
- The September Board meeting will be Wednesday, September 23rd at 7 pm.
- There are currently 135 unpaid accounts. There are liens on a majority of them.

9. Director of Covenant's Report-
Davis reported the following:
- There were 8 covenant related items in July, with 2 covenant violations issued. There was 1 unfounded complaint.
- There were 3 issues resolved with friendly letters, emails, and phone calls, removing the need for formal violations.
- There were 24 HOA inspections processed for July.
- There was 1 hearing held in August. There are currently two hearings scheduled for September 10th.
- 66 letters for tall grass, firewood, and pine needles have been sent out to South Woodmoor. Spencer is working on Central Woodmoor and letters will be sent out shortly.
- HB26-1342 was signed by Governor Polis and went into effect August 12, 2026. It is now more important than ever to keep your trash cans stowed, as you could receive a fine of up to $5,000 for the luring of bears.

10. Director of Public Safety's Report-

Gleason reported the following:

- The bears are very active, so please keep your trash cans stowed, pet food inside, and bird feeders put away.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 56 projects submitted in July, 44 were approved by the ACC Administrator, 11 were approved by the Architectural Control Committee, and 1 was disapproved. There have been 286 projects submitted year-to-date. 282 of 286 projects have been approved, for a 98.6% approval rate. We are down 1.4% in projects submitted for the same period in 2025.

12. Director of Forestry's Report-

Hann reported the following:

- There were 9 Firewise and 3 grant visits in July.
- Grant packet #3 is finishing up and will be sent to State Forestry.

13. Director of Common Areas' Report-

Cutler reported the following:

- The backflow test was performed by our plumbing contractor, and both devices passed. Results were forwarded to WWSD as required.
- Prairie dog mitigation on The Preserve was performed the weekend of July 4th.

14. Presidents Report-

Bille reported the following for Bush:

- Please remember to stow your trash cans, as the bears are very active.
- The staff and Board are continuing to work on updating WIA governing documents. They will be posted on the WIA website once approved.

Old Business

None.

New Business

None.

The meeting was adjourned at 7:12 pm.

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Rick DePaiva, Secretary

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Date