



2026 Annual Meeting Welcome!

**Brian X. Bush, President
Woodmoor Improvement Association
Board of Directors**

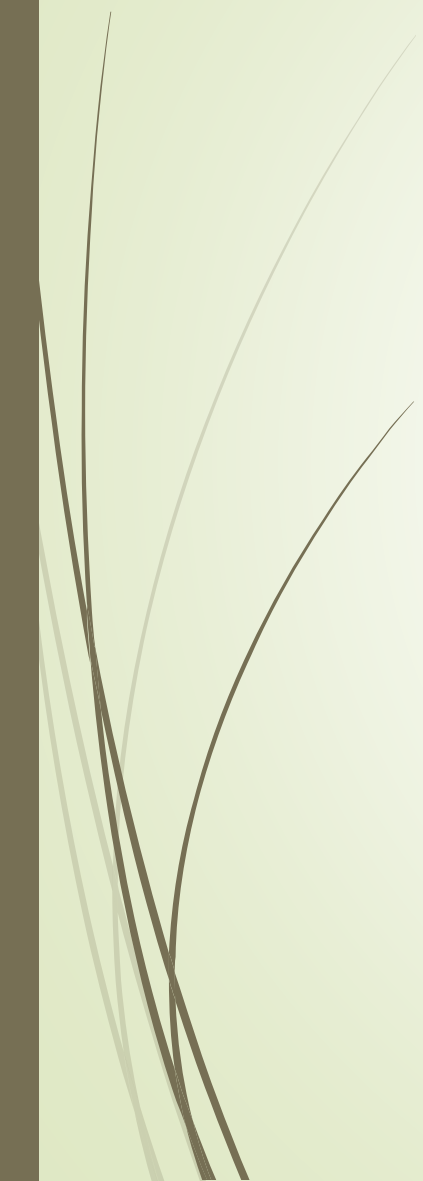
Working together to improve our community



Pledge of Allegiance



Meeting Overview



Call to Order

Required Protocols

WIA Responsibilities

Conduct of the Meeting

Board of Directors and Staff

2025 Overview/2026 Preview

Election Procedures

Election

Q&A

Adjourn



Required Protocols

Confirmation of Quorum – thanks to our residents for returning their ballots

Decision to forego postage paid envelopes saved the association >\$2100

Decision to have staff count ballots saved the association \$1000



Conduct of the Meeting

(a) Association meetings shall be conducted in accordance with the Association Documents, especially the Association Bylaws, and in accordance with the Colorado Revised Nonprofit Corporation Act. In addition, all meetings shall be conducted in accordance with the most recent version of *Robert's Rules of Order*.

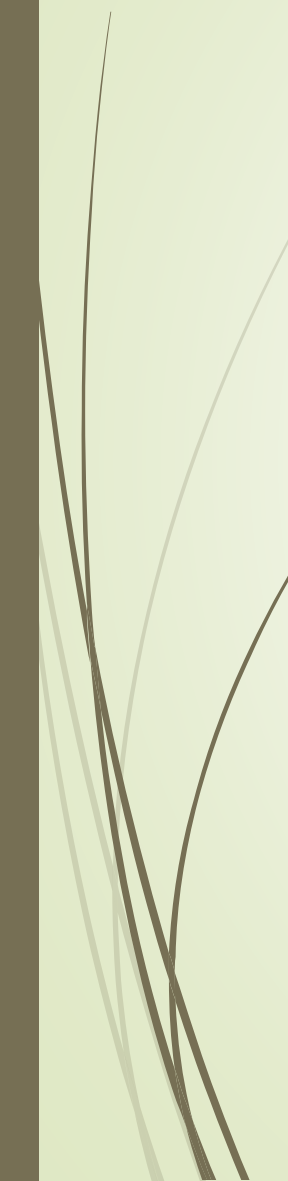
Conduct of the Meeting

- (a) Any Owner or designated representative of the Owner may speak at the designated time in the agenda upon any issue requiring a vote of the Owners.**
- (b) The total length of any time for Owners or designated representatives speaking on a single issue of any meeting of the Owners shall not exceed the time set forth by the President at the beginning, but not exceeding a time limit of 20 minutes total, and the President shall pro-rate that time among the various Owners who speak on the issue.**
- (c) All issues, complaints, and requests shall be submitted to the Board in writing five days prior to the annual meeting.**



**PLEASE BE COURTEOUS,
RESPECTFUL, AND AS
CONCISE AS POSSIBLE**

WIA's MISSION



Covenant Enforcement

Architectural Control

Common Area Improvements and Maintenance

Woodmoor Public Safety

Issues in surrounding areas potentially affecting WIA

WHAT WIA DOES NOT DO

FORECLOSE ON PROPERTIES

**FAIL TO WORK WITH RESIDENTS FOR
REASONABLE SOLUTIONS**

**HAVE RIGID UNCHANGING RULES AND
REGULATIONS (BUT, CHANGING
COVENANTS HAS PROVED VIRTUALLY
IMPOSSIBLE)**

2025 Board of Directors

Brian X. Bush - President

Peter Bille - Vice President

Pete Giusti - Treasurer

Rick DePaiva - Secretary/Community Outreach

Ed Miller – Architectural Control

Steve Cutler - Common Areas

Jennifer Davis – Covenant Control

Jason Hann - Forestry

Brad Gleason - Public Safety

WIA Staff

Administration

Serving Woodmoor Since

Denise Cagliaro, Administrator	2010
Robert Pearsall, ACC/Common Areas	2012
Justin Gates, Covenants/ Forestry	2014
Amber Garner, Bookkeeper/Barn Rentals	2018

Woodmoor Public Safety

Kevin Nielsen, Chief WPS	1991
Chad Forquer, Deputy Chief	2001
Art Brown, Officer	1998
Karl Schill, Officer	2011
Shannon Sare, Officer	2020
Chris Perkins, Officer	2023
Collin Casey, Officer	2025
Darrin Abbink, Officer	2026

2025 Highlights

Continued to work with District 38 on the Safe Routes to School project **(9 YEARS)**

Four “free-to-residents” chipping days (over two weekends)

Put in a small parking area at North Park Common Area

Put up snow fences at Toboggan Hill to keep kids out of the trees

Eradicated Prairie Dogs in South Woodmoor Preserve X 2+

2025 WIA Income & Expenses

Increase of 2026 dues (\$9.00 to \$308.50) after considering the impact of inflation on salaries and cost of improvements/INSURANCE****

Top 3 income sources: Dues, New Construction Fees, Barn/Office Rentals

WIA/WPS staff doing “great” holding expenses under budget

Top expenses: Payroll, WPS, Common Area Improvements/Maintenance and Forestry Maintenance



2026 Objectives

- **Maintain Strong Commitment to Firewise as a top priority/Continue to Develop Trails in WIA**
- **Common Areas/Enforce Community Standards**
- **Continue digitizing WIA Files**
- **Continue WPS patrols and assistance**
- **Project 105B Easements**

Reserve Fund

Well funded

2025 Expenditures

- **Replaced a WPS Vehicle**
- **Replaced windows in the admin offices**
- **New computers/router/switch**
- **New fans in The Barn**

Programmed 2026 Expenditures

None are scheduled

Woodmoor Public Safety Services

- **Immediate Officer Response:** Armed, trained professionals that can respond to alarms, suspicious activity, complaints, and assists. Emergency response with MFD, State Patrol for accidents, EPSO for agency assists, and motorist assists including vehicle lockouts, winter driving hazards, and jump-starting vehicles
- **Vacation Checks:** Check your home while you're away
- **Crime Prevention:** Committed to having the lowest crime rate in El Paso County
- **Traffic Control:** Assist in traffic control at accident scenes and motorist assists
- **24/7 Patrol:** WPS will always have an Officer "on duty". WPS Officers vigorously patrol the community and will respond to almost any complaint or concern you may have
- **Radio/BWC Systems:** WPS can communicate directly with the EPSO, MFD, MPD and PLPD over an 800 Mgz radio system. All WPS personnel also wear Body Worn Cameras (BWC) and records all incidents

2025 Public Safety Stats

Serving Citizens of Woodmoor

	<u>2025</u>	<u>2024</u>
■ On Duty Hours	13,260	13,427
■ Miles driven	61,636	65,800
■ Vacation checks completed	11,312	13,106
■ Donations for Vacation checks	\$19,162	\$19,223
■ Total calls for service	843	772
■ Assists	255	234
■ Open Doors	102	103
■ Suspicious Activity	147	108
■ Criminal Activity	31	34

EL Paso County District 1

(Northern El Paso County)

District 1 in El Paso County includes all unincorporated areas North of Northgate Road to County Line Road, West of I-25 to Hwy 83. District 1 includes neighborhoods of Gleneagle, Fox Run, Bent Tree, Kings Deer, Arrowood, Misty Acres, High Pines, Greenland Preserve and of course Woodmoor.

In 2023, El Paso County Board of County Commissioners passed a resolution to only plow **** Priority 3 roads in El Paso County when snow depths reach 6"**. This will create hazardous driving conditions for the majority of roads in Woodmoor for most of the winter driving season.

**** Priority 3 roads are defined as subdivision roads and allow traffic circulation within residential areas.**

By law, the WIA cannot plow County roads.



Covenant Enforcement 2025

Top Violations

Barking, loose, aggressive dogs and Trailers/RV's

There were **585 total covenant items** (complaints or staff-initiated issues) that resulted in 26 covenant violations. This represents 4% of the total items. Of those 26 violations, only 8 were escalated to a hearing. This represents 1.37% of the total items. Of the 8 hearings, 7 of those are mandatory hearing violations (matters of public safety).

What this shows, is that the WIA is committed to working with our residents in a partnership toward compliance over punishment.



Woodmoor Forestry / Firewise

WIA will have 2 chipping events (four days) during 2026 that will be free to residents, but \$20 for non-residents

In order for our community to remain in good standing with Firewise, residents need to be vigilant about clearing scrub oak, slash, dead limbs, etc. from their property

Reminder: NO OPEN FIRES or FIREWORKS of any kind. \$5000 FINE. Also commercial fire pits must have a spark arrestor with a screen with holes that are no larger than 1/8 inch. Built-in fire pits must be approved by the ACC and follow all rules regarding fire pits



Woodmoor Forestry / Firewise

Completed much needed scrub oak removal in our Common Areas. More areas will be identified and mitigated in 2026.

Approximately **\$1,337,000.00** was invested collectively by homeowners this year by way of home improvements such as, replacing wood siding with stucco and Hardie Board, replacing aging wood decks with better fire resistant materials, and replacing cedar shake roofs with better, more fire resistant materials.

As a community, we removed more than **510** cubic yards of fire fuel debris in 2025!



2025 WWFR Grant

2025 Fire Fuel Reduction Grant is a 50/50 reimbursement grant from the CO. State Forestry Service. The amount awarded was **\$143,750.00**. This brings the total investment for the grant to **\$287,500.00**. This grant focuses on a few key areas of your property;

- Creating defensible space around your home
- Removing “ladder fuels.” These are defined as vegetation that permits fire to climb into the canopies of trees
- Removal of excess fire fuels. I.e. crowded trees, junipers, excess scrub oak, etc.

To date, we still have plenty of space available. To apply, contact the WIA Office or fill out the online form. Someone will contact you and schedule a visit to perform an evaluation.

The Impact of Grants to our Community

A prior **Woodmoor SFA-WUI Grant** brought a **\$550,000.00** total investment into our community and allowed us to help mitigate;

- **144 (75 acres)** total lots in Woodmoor
- **750 tons** of materials remove
- **\$275,000.00** in reimbursements returned to Woodmoor residents

Under the most recent grant

- **20 lots** have been mitigated
- **11 acres** mitigated with an estimated 110 tons of materials removed
- **\$30,696.00** allocated for reimbursement thus far

State of the Forest

Woodmoor has a higher Wildfire Risk to Homes than 97% of communities in the nation.

(Source: Wildfire Risk to Communities, Version 2. 2024. As reported by the CWDG Data Tool, <https://wildfirerisk.org/cwdg-tool/800086117>)

Due to large amounts of remaining understory, severe overcrowding of trees, and longer periods of dry windy conditions.

All of the experts agree, that it is not a matter of if a fire happens here, but when it happens.



Top ACC Projects for 2025

Roof replacement/repair – 16.5%

Repaint house/trim– 13.1%

**503 Total Projects – down from 548
(-8.2%) Total Projects in 2024**

374 approved in office – 74.3%

99.0% approval rate by ACC/staff

Common Area Mitigation and Improvements for 2025

Installed new parking area at the North Park Common Area

Mitigated 300 cubic yards of dead trees and scrub oak from the Common Areas

Continued mowing and noxious weed program

Added four (4) new pet waste stations in the Preserve. Continued the weekly maintenance of the pet waste stations throughout the Woodmoor Common Areas

Performed trail and drainage maintenance throughout Woodmoor Common Areas



Common Area Goals for 2026



Continue noxious weed eradication program throughout all Common Areas BY MOWING
(**RESIDENT PARTICIPATION**)

Continue Firewise mitigation of trees and scrub oak throughout all Common Areas

Continue working with District 38 on the Safe Routes To School (SRTS) trail program

Provide general maintenance such as mowing, trail maintenance, and drainage maintenance for all Common Areas



Election Procedures

Candidate declarations were due by 11/15/2025

Ballots mailed to residents on 12/29/2025 - Gov Doc's require ballots to be mailed out not more than 30 days prior

Ballots included self-addressed envelope to the Woodmoor Improvement Association

Requires minimum of 10% of WIA Residents voting to have election quorum



Election Procedures (continued)

Directed Proxies may be voted by the board

**If voted, the Board will determine how to
allocate proxy votes**

**WIA staff and volunteers count the Ballots (day
after annual meeting/weather permitting)**

How to cast vote by ballot at meeting

**You may cast or change your ballot at the
annual meeting**

Contact a WIA staff representative

Election of Directors

- **Introduction of Candidates in alphabetical order: *Each year 3 terms expire and 3 are added**
 - Mr. Rick DePaiva
 - Mr. Pete Giusti
 - Mr. Brad Gleason
 - Mr. Doug Hagan
 - Mr. Jack Polich
- **Nominations from the Floor**
- **Candidate Presentations (3 Minutes Max)**



Election of Directors

If choosing a candidate nominated from the floor, write the name in the space provided on the ballot

Choose up to 3 candidates by marking the appropriate box next to the candidate's name

Choosing MORE THAN 3 will
invalidate your ballot





Finishing Up

**THANK YOU FOR
ATTENDING THE 2026 WIA
ANNUAL MEETING**

