

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

February 28, 2024

### BOARD MEETING –

#### 1. Call to Order- Bush called the meeting to order at 6:59pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Steve Cutler (Director of Common Areas), Brad Gleason (Director of Public Safety), Ed Miller (Director of Architectural Control), and Per Suhr (Director of Covenants).

Board members absent: Rick DePaiva (Secretary/Director of Community Outreach), Cindy Thrush (Director of Forestry), and Connie Brown (Treasurer).

Staff in attendance: Denise Cagliari (HOA Manager), Kevin Nielsen (Chief of Woodmoor Public Safety), Justin Gates (Covenants/Forestry Administrator), and Bob Pearsall (Architectural Control/Common Area Administrator).

Visitors present: Two (2), including one (1) OCN reporter.

#### 2. Approval of Agenda- Bush asked if there were any changes to the agenda. Miller moved to approve the agenda, seconded by Bille. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the December 13, 2023 Board Meeting minutes, the January 29, 2024 Annual Meeting minutes or the January 31, 2024 Reorganization Meeting minutes. There were no changes. Suhr made a motion to approve all minutes as written. The motion was seconded by Cutler. Motion passed unanimously.

#### 4. Owner Comments- None

### **Reports**

#### 5. Vice-President's Report-

Bille had nothing to report.

#### 6. Secretary/Director of Community Outreach-

Bush reported on the following for DePaiva:

- There are several bills regarding HOAs that will be brought up during the current session of the State Legislature. Bush noted that it was important for NEPCO to notify their member HOAs of the importance of weighing in on these bills.

#### 7. Treasurer's Report-

Bush reported the following in Brown's absence:

- The Board was provided with a copy of the 2023 year-end financials. WIA ended the year with approximately \$25k in net income. The January financials have not been finalized, as we are waiting for information from our insurance broker.
- We currently have 284 residents who have not paid their dues. A friendly reminder will be sent out within a few days reminding residents that we have not received their payment.

#### 8. HOA Manager's Report-

Cagliari reported the following:

- We released 9 liens for full payment of past dues.
- If you have anything for the March newsletter, it needs to be submitted by noon on Friday, March 1.
- The March Board meeting will be Wednesday, March 27<sup>th</sup>.

9. Director of Covenant's Report-

Suhr reported the following:

- There were 15 total covenant related items in January, with 4 violations issued, and one was unfounded. There were 11 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 2 HOA inspections performed, with no violations identified.
- There were no hearings held in January or February.
- There are currently two residents going to hearing on March 14<sup>th</sup>.

10. Director of Public Safety's Report-

Gleason reported the following:

- On Thursday, February 22<sup>nd</sup> in the afternoon, we had numerous mailboxes damaged and destroyed in the Sherwood Forest neighborhood by an individual. He was caught and charged.
- The Tri-Lakes Women's Club would like to donate an AED for the Barn. All costs associated would be paid for by the Women's Club. Miller made a motion to accept the donation, seconded by Suhr. Motion passed unanimously.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 25 projects submitted in January. 21 were approved by the ACC Administrator, and 4 were approved by the Architectural Control Committee. That is a 100% approval of submitted projects for the year.
- Bush brought up that the ACC may see more trash can enclosure submissions, as there will be an article in the newsletter reminding residents that they must put their trash cans away in the garage or an enclosure.

12. Director of Forestry's Report-

Gates reported the following in Thrush's absence:

- There were 4 forestry, firewise, and grant visits in January.
- The grant is closed, as all funds have been exhausted. We are still actively looking for more funding.
- The annual Chipping Days will be at Lewis Palmer High School again. They will be on June 29 and 30, and on July 27 and 28.

13. Director of Common Areas' Report-

Cutler reported the following:

- The new mowing contract for The Barn grounds has been signed for 2024.
- Four trees were removed at Toboggan Hill due to health reasons and location.
- The raptor poles have been removed from The Preserve. We will continue to monitor the situation.
- Woodmoor was awarded a grant for noxious weed spraying from the Colorado Department of Agriculture. It will help with the additional costs of spraying the noxious weeds on The Preserve.

14. President's Report-

Bush reported the following:

- With safety in mind, WIA removed four trees from Toboggan Hill, and we will be putting some snow-type fencing in place around additional trees to help keep people from running into trees on their sleds. We will monitor the area for effectiveness.

**Old Business**

None.

**New Business**

The meeting was adjourned at 7:15pm.

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Brian X Bush, President

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Date