

WOODMOOR IMPROVEMENT ASSOCIATION
THE BOARD OF DIRECTORS ANNUAL MEETING
January 29, 2024

BOARD MEETING

1. Call to Order – 7:00 pm by President Brian Bush
 - Welcome
 - Announcements
 - Present: 7 Board Members
 - Staff present: Denise Cagliari (HOA Manager), Kevin Nielsen (WPS Chief), Amber Garner (Admin Assistant), Justin Gates (Covenants/Forestry Admin), Bob Pearsall (ACC/Common Area Admin), and Chad Forquer (WPS Deputy Chief).
 - 30 Woodmoor members attended in person and 22 members attending via Zoom.
 - Meeting Overview – Agenda reviewed by Bush
2. Required Protocols
 - a. Recording proof of notice - Bush
 - b. Confirmation of quorum – President Brian Bush certified that a quorum has been obtained based on the number of ballots received.
3. Bush went over the WIA Mission, which includes Covenant Control, Architectural Control, maintenance of Common Areas, and Woodmoor Public Safety.
4. Bush noted the Board members and WIA/WPS staff in attendance.
5. Bush went over the 2023 highlights.
6. Bush noted that the dues was increased by \$8.00 for 2024. He then went over the statistics for 2023 income and expenses, as well as highlights for the other functions of WIA
7. Good Neighbor Award – John and Susanna Finger (not present) will have a \$50 Home Depot gift card mailed to them.
8. Bush went over the Election Procedures at this time. He gave each member present that was running for the Board a few minutes to speak about themselves and why they wanted to serve on the Board.
9. Q & A –
 - a) There were questions about the raptor poles, benches, and pet waste stations on The Preserve in South Woodmoor. The raptor poles were removed, as they kept blowing over in the wind. WIA will wait to see if they will be replaced. There will be two benches and four pet waste stations installed later in 2024.
 - b) A question was asked about tree growth near intersections that blocks views and makes it unsafe for drivers. It was determined that the area the person was referring to is not part of Woodmoor, and they will need to contact El Paso County Roads to see about getting the trees trimmed back for safety.
 - c) The next question was about the cattail growth at Wild Duck Pond. WIA will investigate to see what can be done to mitigate the cattails.
 - d) Another resident had two questions. The first was why WPS no longer directs traffic for the schools, and Bush explained that it came down to a safety/liability concern for the officers. The second question was in regards to the County’s new snow removal policy and whether or not WIA could do anything about it. It was suggested that the residents contact El Paso County Roads, as well as Holly Williams, the District 1 County Commissioner.
 - e) A question arose about the traffic circle at Lake Woodmoor Drive and Woodmoor Drive and whether or not this is going to be permanent. Bush explained that he was told it will remain in place until the construction on Hwy 105 is completed.
 - f) The last question was about people parking on the streets. Due to a law that was enacted by the State Legislature and signed by the Governor, as well as the ordinance that the El Paso County Commissioners passed, HOAs can no longer regulate people parking on the streets.

Meeting was adjourned at 8:04 pm.

Peter Bille, Vice President

Date