

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 26, 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), Rick DePaiva (Secretary/Director of Community Outreach), Steve Cutler (Director of Common Areas), Sue Leggiero (Director of Covenant Control), Ed Miller (Director of Architectural Control), and Brad Gleason (Director of Public Safety).

Board members absent: Connie Brown (Treasurer) and Cindy Thrush (Director of Forestry).

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

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

2. Approval of Agenda- Bush asked if there were any changes to the agenda. Bille 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 May 22, 2024 Board Meeting minutes. There were no changes. Bille made a motion to approve the May 22, 2024 minutes as written. The motion was seconded by Miller. 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.

- Bush reported that he met with the NEPCO President and Vice President. They are looking for volunteers for their board. Bush suggested they speak with Thrush about serving on their Land Use committee.

7. Treasurer's Report-

Bush reported the following for Brown:

- Income is up in some areas, such as New Construction fees and interest earned, but down in others, such as Barn rentals and Office rentals. Expenses are being held down.

Bush introduced Sue Leggiero at this point, as this was the first meeting for her after her appointment to fill the remainder of Per Suhr's term.

8. HOA Manager's Report-

Cagliari reported the following:

- Emails were sent to every short-term rental that is registered with WIA to remind them that they are ultimately responsible for their guests' behavior and that fireworks, including sparklers, are never allowed in Woodmoor.
- Emails were also sent to all of the sub-associations asking that they also share the No Fireworks information with their residents and tenants.
- The July Board meeting will be Wednesday, July 24th.
- There are currently 94 unpaid accounts, and we are still working with residents to get their accounts paid off.

9. Director of Covenant's Report-

Leggiero reported the following:

- There were 20 total covenant related items in May, with 3 violation issued. There were 17 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 10 HOA inspections performed in May.
- There were no hearings held in June, and one is currently scheduled for July 11th.

10. Director of Public Safety's Report-

Gleason reported the following:

- Recently WPS has been called numerous times in reference to door-to-door solicitors. Since all roads in Woodmoor are "public" roads, WPS cannot stop door-to-door soliciting; however, that does not mean that WPS does nothing. When a complaint is received, they respond and attempt to talk to the solicitors. They question them on who they are soliciting for, what they are selling, ID individuals if possible, inform them of trespassing concerns, and when they should stop for the evening. Once the information is gathered, WPS attempts to verify that the product and company are legit. Bottom line, do your due diligence before buying or signing anything. **For roofing contractors, never sign anything giving them permission to inspect your roof for damage. You will be signing a contract, with most likely an expensive cancellation clause.**
- WPS will have extra duty officers working on the 4th of July watching for fireworks. **All fireworks, including sparklers, are strictly prohibited in Woodmoor at all times.** If WPS catches people using fireworks, the property owner will receive a violation notice that could be accompanied by a very hefty fine.
- With summer in full swing, please be very careful using fire pits. Only commercially purchased or approved, constructed fire pits with spark arrestors are allowed in Woodmoor. Also, please do not park vehicles off-drive and in the grass, as a hot exhaust/catalytic converter can easily start a fire.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 76 projects submitted in May; 66 were approved by the ACC Administrator, and 10 were approved by the Architectural Control Committee. That is a 100% approval of submitted projects for the year, which is 244. Projects submitted are up 14% over this same time in 2023.

12. Director of Forestry's Report-

Gates reported the following for Thrush:

- There were 5 forestry/firewise visits in May.
- The first Chipping Day event will be this weekend at Lewis Palmer High School. Saturday June 29th will be 8am to 4pm and Sunday June 30th will be 8am to 2pm. The second and final event will be on July 27th and 28th.
- We will send out an email blast with this information, but it is likely that the Higby Road entrances will be closed for construction on Saturday and Sunday. If they are, make sure to use the Jackson Creek/YMCA or Bowstring entrances into the high school, using the road on the east side of the building to access the parking lot. There will be signage to help get everyone to the right spot.

13. Director of Common Areas' Report-

Cutler reported the following:

- Sprinkler system start-up was performed on May 2nd. The system is fully operational and on it's three times per week schedule.
- Planting of flowers in front of The Barn was completed on May 23rd.
- The schedule for noxious weed spraying for Common Areas was started on May 28th.
- Please make sure to take care of your own noxious weeds, so they don't blow onto your neighbor's property or onto Woodmoor Common Areas.
- Mowing will start in July, as WIA's mowing contractor must wait one to two weeks after the noxious weeds have been sprayed to mow.
- An area of the South Woodmoor Preserve will be treated for prairie dogs in August or September, depending on contractor availability. Homeowners can also contract with them to treat their own private property at their expense.

14. Presidents Report-

Bush reported the following:

- Please take care of your tall grass, as we do not want a fire to start in tall grass and spread throughout Woodmoor.

Old Business

None.

New Business

Motion: Bush made a motion to approve the refinishing of The Barn floor, at a cost not to exceed \$8,000. Cutler seconded the motion. The motion passed unanimously.

The meeting was adjourned at 7:23pm.

Rick DePaiva, Secretary

Date