

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 22, 2024

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:00pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Ed Miller (Director of Architectural Control), Brad Gleason (Director of Public Safety) and Cindy Thrush (Director of Forestry).

Board members absent: Connie Brown (Treasurer), Rick DePaiva (Secretary/Director of Community Outreach), Steve Cutler (Director of Common Areas) and Sue Leggiero (Director of Covenant Control).

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: Four (4), 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 Miller. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the April 24, 2024 or May 15, 2024 Board Meeting minutes. There were no changes. Bille made a motion to approve the April 24, 2024 and the May 15, 2024 minutes as written. The motion was seconded by Gleason. Motion passed unanimously.

4. Board Vacancy Filled Announcement – Bush advised the residents present that the Board held a special meeting on May 15, 2024 to interview a candidate to fulfill the remainder of Per Suhr's term (until February 2025). Sue Leggiero was unanimously approved to fill the position.

4. Owner Comments- Mary Ann Schroeder, as South Woodmoor resident, was present and asked the Board to hear her concerns about the prairie dogs living on the South Woodmoor Preserve in the Leggins Way area. They are starting to come into her yard. Bush informed Mrs. Schroeder that WIA had received at least one bid to treat approximately 5 to 6 acres (roughly 480 holes) by a licensed pest control company. Bush requested that she talk to her neighbors, as it best if everyone in the area also treat their private properties at the same time. Bush also requested that Pearsall speak to Woodmoor Water & Sanitation in regards to them treating their property as well.

Motion: Miller made a motion to work with residents along the area of the South Woodmoor Preserve that WIA will be treating (approximately 5 to 6 acres). Motion was seconded by Bille. After a question from Gleason regarding notifications, etc. the motion passed unanimously.

Bush requested that Pearsall update the Board at the June 26th Board meeting.

Reports

5. Vice-President's Report-

Bille reported the following:

- WIA is still moving forward with the updating of the IT systems.

6. Secretary/Director of Community Outreach-

Bush reported the following for DePaiva:

- There is a meeting scheduled at The Barn on June 4th regarding the proposed Monument Ridge East development, which is bordered by County Line Road, I-25, Misty Acres, and Doewood.

7. Treasurer's Report-

Bush reported the following for Brown:

- Income is up in some areas, but down in others. Expenses are being held down.

- The Barn floor may have to be resurfaced, and Cagliari is working with the flooring company to determine the best path forward.

8. HOA Manager's Report-

Cagliari reported the following:

- The June Board meeting will be Wednesday, June 26th at 7pm.
- We are in the process of filing approximately 50 liens on properties that have yet to pay their 2024 dues.
- A reminder that the deadline to submit articles for the June newsletter is Wednesday, May 29th.
- The El Paso County Elections Department has once again requested use of The Barn for the November Presidential Election.

9. Director of Covenant's Report-

Gates reported the following for Leggiero:

- There were 20 total covenant related items in April, three were unfounded, and 1 violation issued. There were 16 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 19 HOA inspections performed in April.
- There were no hearings held in May, and none are currently scheduled for June.

10. Director of Public Safety's Report-

Gleason reported the following:

- Now that school is out, please be aware kids playing, riding their bikes, or walking in the roadways.
- Please keep your tall grass/weeds mowed. El Paso County requires that these be no more than 9" tall.
- Be very aware of Red Flag Warnings and fire bans.
- Keep your vehicles locked and valuables out of sight.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 71 projects submitted in April. 63 were approved by the ACC Administrator, and 8 were approved by the Architectural Control Committee. That is a 100% approval of submitted projects for the year, which is 168. Projects submitted are up 18.3% over this same time in 2023.

12. Director of Forestry's Report-

Thrush reported the following:

- There were 4 forestry, firewise, and grant visits in April.
- 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. Saturdays will be 8am to 4pm and Sundays will be 8am to 2pm.

13. Director of Common Areas' Report-

Pearsall reported the following for Cutler:

- The Preserve was inspected by Cutler, Pearsall, and Front Range Arborists to determine areas of infestation and concern for noxious weeds. This walk-through is also a requirement of the State grant.
- Noxious weed spraying will begin May 28th and mowing will start around June 24th.

14. President's Report-

Bush reported the following:

- Bush announced that work will be starting on the water well on County Line, and a new water tank will be installed in South Woodmoor.

Old Business

None.

New Business

16. Bush reported on a recent contact he had with a resident that was concerned that WIA was allowing residents to cut too many trees on their lots. Gates did a presentation on the metrics that WIA uses to determine what trees can be removed. WIA follows the guidance of Firewise USA, as well the Colorado State Forest Service.

Thrush announced that due to fuel reductions, the Monument Preserve area will have controlled burns in June. Cagliari will be sending out an email blast with the dates, so that residents are aware that there will be smoke in the area.

The meeting was adjourned at 7:53pm.

Rick DePaiva, Secretary

Date