

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

August 28, 2024

### BOARD MEETING –

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

Board members present: Peter Bille (Vice-President), 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: Brian Bush (President), Rick DePaiva (Secretary/Director of Community Outreach), Pete Giusti (Treasurer), and Cindy Thrush (Director of Forestry).

Staff in attendance: Denise Cagliari (HOA Manager) and Bob Pearsall (ACC/Common Area Administrator).

Visitors present: Five (5) including one (1) OCN reporter.

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

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

4. Owner Comments- Mary Ann Schroeder wanted to thank the Board for their assistance in getting the trail put in next to her home. She also reiterated the problems she has been experiencing with the prairie dogs in the area. Bille, Cutler, and Pearsall all explained that after the July Board meeting with the opposition to the more lethal method of extermination, the Board had voted to go with the carbon monoxide method. The contract has been signed with the exterminator, and he is waiting on supplies. Angie Jones of South Woodmoor also brought up her growing concerns of her increasing problems with the prairie dogs. Eric Sands asked if there was a temporary solution while we await the supply issues that the contractor is having. Bille stated that he did not believe the temporary solutions were really viable. Pearsall will follow up with the exterminator.

### Reports

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

Bille reported the following:

- WIA is still moving forward with the replacement of the IT systems in the offices.
- We are working on updating the website, and it should be launched soon.

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

There was nothing to report.

#### 7. Treasurer's Report-

Cagliari reported the following for Giusti:

- There are currently 81 unpaid accounts, and we are still receiving payments.
- Expenses were a little higher in July due to a water leak in the basement and the associated costs. Otherwise we are doing well on expenses.

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

Cagliari reported the following:

- The September Board meeting will be Wednesday, September 25th at 7pm.

#### 9. Director of Covenant's Report-

Leggiero reported the following:

- There were 16 total covenant related items in July, with 2 violations issued.
- There were 17 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 12 HOA inspections performed in July.
- There were 4 hearings held in July (fireworks, unapproved project, and unstowed possessions). No hearings were held in August, and no hearings are scheduled for September.
- We are following up on the community-wide trailer checks. Community-wide tall grass/weeds check will be happening very soon.
- Please store your trash cans properly. If you have questions about enclosures for your trash cans, please contact Bob Pearsall.

#### 10. Director of Public Safety's Report-

Gleason reported the following:

- Monument Fire District donated 3 AEDs units to WPS for the 3 vehicles.
- All WPS and WIA staff completed CPR/AED training last week.
- **Motion:** Gleason made a motion to purchase 3 CPR-D pads (adult), 3 Pedi Pads (child), and 3 hard-sided AED cases with a cost not to exceed \$1,700. The pads have a shelf life of 5 years. Cutler seconded the motion. The motion passed unanimously.

#### 11. Director of Architectural Control's Report-

Miller reported the following:

- There were 60 projects submitted in July; 52 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 365. Projects submitted are up 9.6% over this same time in 2023.

#### 12. Director of Forestry's Report-

Cagliaro reported the following for Thrush:

- There were 12 forestry/firewise visits in July.
- We continue to get calls inquiring about the status of the previous grant. It was exhausted in December 2023. We are currently in the two month process of applying for a new Forestry grant. This grant will be focused on fire mitigation (reducing fuel loads) and forest health. There are no specifics at this time, as we are in the beginning stages of filling out the application. We do need anyone interested in participating to contact Justin to get their name added to the list, as we need a list of residents who are willing to participate. Our goal is to receive new grant funding that will be similar to our previous grant in form and function. When more details are available, we will share those through our usual channels.

#### 13. Director of Common Areas' Report-

Cutler reported the following:

- The feet on the 100 chairs for The Barn were replaced. All of the feet on the tables were inspected as well in an effort to prevent damage to the newly finished floor in The Barn.
- Water damage to the interior hallway wall in Room 7 was repaired in July.
- The first mowing of the WIA Common Areas (207 acres) was completed the week of July 15<sup>th</sup>.
- A new road based parking area was installed at the Augusta Drive entrance to The Meadows Common Area, immediately adjacent to the existing trailhead and dog waste station. This was done to prevent further damage to the Common Area by parked cars.
- The Lake Woodmoor subdivision will be evaluated for Firewise mitigation sometime in early August.

#### 14. Presidents Report-

Bille reported the following for Bush:

- Even though it was already mentioned, please be sure to store your trash cans properly, as the bears will be out in force getting ready for hibernation.

**Old Business**

None.

**New Business**

None.

The meeting was adjourned at 7:45pm.

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Rick DePaiva, Secretary

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Date