

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 24, 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), Cindy Thrush (Director of Forestry), and Brad Gleason (Director of Public Safety).

Board members absent: Pete Giusti (Treasurer).

Staff in attendance: Denise Cagliari (HOA Manager), Kevin Nielsen (Chief of Woodmoor Public Safety), and Bob Pearsall (ACC/Common Area Administrator).

Visitors present: Fifteen (15) 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 June 26, 2024 or July 18, 2024 Board Meeting minutes. There were no changes. DePaiva made a motion to approve the June 26, 2024 and July 18, 2024 minutes as written. The motion was seconded by Bille. Motion passed unanimously.

4. Owner Comments- Angie Jones of South Woodmoor made a short presentation on why she and her neighbors had asked WIA to help exterminate the prairie dogs that are on The Preserve Common Area directly behind their homes. Bush then explained the Board's rationale for the method chosen for their extermination. Amy O'Dair of North Woodmoor spoke about another option that she felt WIA should look into. At this point Bille explained that he had spent hours looking into the different methods and that the methods chosen were the best methods and recommended by several agencies. David Bell of South Woodmoor felt that WIA would be exterminating more than just prairie dogs and expressed his desire that nothing be done. Tim Jordan of Central Woodmoor provided his opinion that the Board seemed to have done their due diligence and he was in favor of their decision. Jennifer Davis then asked why the "approved roofing list" was not on the website. It was explained that WIA no longer maintains an "approved roofing list", as most roofing materials are approved and the residents still need to speak with Bob Pearsall for approval of the roofing material they are wanting to use.

Reports

5. Vice-President's Report-

Bille had nothing to report.

6. Secretary/Director of Community Outreach-

DePaiva reported the following:

- He attended the NEPCO meeting on July 13th and felt the presentation by El Paso County Parks & Trails was very informative. He recommended residents follow NEPCO on their website.

7. Treasurer's Report-

Bush reported the following for Giusti:

- WIA is still doing well on New Construction fees and interest earned; however, Barn rentals and Office rentals are down. Expenses are being held down, he thanked the staff for doing an excellent job holding the expenses down.

8. HOA Manager's Report-

Cagliaro reported the following:

- She is currently working with the accountant on the review of the 2023 books and tax form preparation.
- The August Board meeting will be Wednesday, July 28th at 7pm.
- Deadline for articles for the September newsletter will be August 29th at noon.
- WIA received a nice certificate from United Way in thanks for allowing them to utilize the Barn for the VITA program, which does tax preparations for lower income individuals and families in the area.

9. Director of Covenant's Report-

Leggiero reported the following:

- There were 25 total covenant related items in June, with 4 violation issued, and two unfounded complaints. There were 19 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 25 HOA inspections performed in June.
- There were no hearings held in June. There were a total of 4 Hearings in July – one fireworks and one unapproved project on July 18th and one fireworks and one unapproved project on July 24th.

10. Director of Public Safety's Report-

Gleason reported the following:

- We encourage all residents to please mow their tall and native grasses and weeds. El Paso County recommends weeds and grasses be no more than 9" tall. It is an extreme fire hazard. WPS will be checking properties in the next couple of weeks and you WIA will follow up with a letter. Please keep in mind property owners are responsible up to the edge of the roadway for the landscaping and vegetation.
- Reminder to all residents that trailers and RVs are allowed to be parked on the property for no more than 72 hours unless stored inside a garage or you have gotten a permit from the WIA Office.
- Although school doesn't start for 3 more weeks, this is the last WIA meeting before it starts on 8/14. Please be watchful for students around the schools and walking to and from bus stops.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 61 projects submitted in June; 49 were approved by the ACC Administrator, and 12 were approved by the Architectural Control Committee. That is a 100% approval of submitted projects for the year, which is 305. Projects submitted are up 12.5% over this same time in 2023.

12. Director of Forestry's Report-

Thrush reported the following:

- There were 10 forestry/firewise visits in June.
- Thrush requested the Board authorize an additional \$5,000 to be spent on mitigation of the Common Areas. **Motion:** Cutler made a motion to give Forestry an additional \$5,000 for mitigation work on Common Areas. The motion was seconded by Gleason. Motion passed unanimously.
- The last Chipping Day event will be this weekend at Lewis Palmer High School. Saturday July 27th will be 8am to 4pm and Sunday July 28th will be 8am to 2pm. The Higby Road entrances will be closed for construction on Saturday and Sunday. Make sure to use the Jackson Creek Parkway/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 in the right spot.

13. Director of Common Areas' Report-

Cutler reported the following:

- A water leak from the back flow valve in the basement occurred on 6/29/24. The leak was caused by sediment in the pressure relief valve. Carpets were treated for mold and mildew and then cleaned. Water damaged drywall in scheduled to be repaired.
- Because of heat stress on the grass at the Office/Barn, the sprinkler maintenance contractor adjusted the watering schedule on Woodmoor's assigned days to water early in the morning and late at night.
- Noxious weed spraying was completed on the Common Areas by Front Range Arborists on 6/27/24.

- Paperwork for the Colorado Stage grant for noxious weed spraying is ongoing. Photos and documentation of the type and location of noxious weeds is a requirement for the grant. Woodmoor's final submission of grant paperwork should be completed by July 2024.

14. Presidents Report-

Bush reported the following:

- Repaving and roadwork is being done all over Woodmoor. Pearsall noted that all of the dirt roads in Woodmoor have now been paved.
- Due to the fact that people kept pulling further into the grass area at The Marsh Common Area, WIA had a contractor put in a small dirt parking with boulders to keep people from pulling into the grass.

Old Business

None.

New Business

None.

Jackie Burhans (resident and OCN reporter) asked why the Treasurer now said Giusti. Bush explained that Brown had sold her home and moved from the area, and on July 18, 2024, the Board interviewed and appointed Pete Giusti to fill the remainder of her term. The new signers will be Brian X Bush, President; Peter Bille, Vice President; Rick DePaiva, Secretary/Director of Community Outreach; and Peter Giusti, Treasurer.

The meeting was adjourned at 8:08pm.

Rick DePaiva, Secretary

Date