

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 25, 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: Pete Giusti (Treasurer) and Cindy Thrush (Director of Forestry).

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

Visitors present: Eight (8) including one (1) OCN reporter.

2. Approval of Agenda- Bush 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- Bush asked if there were any changes or corrections necessary to the August 28, 2024 Board Meeting minutes. There were no changes. Cutler made a motion to approve the August 28, 2024 minutes as written. The motion was seconded by DePaiva. Motion passed unanimously.

4. Owner Comments- Mary Ann Schroeder wanted to thank the Board for getting the exterminator out to The Preserve to take care of the prairie dog infestation. She is cautiously optimistic about the results. Angie Jones also wanted to thank the Board for WIA taking care of these problematic animals.

5. New Business – Bush announced that the Board had previously been provided copies of the governing documents for the development known as Waterside at Lake Woodmoor. Cody Humphrey with La Plata was present to answer any questions that the Board had. There were a few questions, and Gleason made a suggestion that they not allow street parking (private roads, as opposed to public roads) due to the fact that the streets will only be 24 feet wide, and a standard fire truck requires 20 feet. Cody said he would pass that information on to the people working on the project. The ACC made a recommendation to the Board to approve the preliminary building plans.

Motion: Cutler made a motion to approve the preliminary building plans and the governing documents that were submitted. The motion was seconded by Bille. The motion passed unanimously.

Reports

6. Vice-President's Report-

Bille had nothing to report.

7. Secretary/Director of Community Outreach-

DePaiva reported the following:

- He and Bush attended the bi-monthly meeting of NEPCO in early September. NEPCO is a great place to learn what developments, etc. are happening in our area.

8. Treasurer's Report-

Bush reported the following for Giusti:

- Income and expenses are right in line for the year.

9. HOA Manager's Report-

Cagliari reported the following:

- The October Board meeting will be Wednesday, October 23, 2024 at 7pm.
- Cagliari will be working with the Board on the 2025 budget over the next month or so.

- There are currently 79 outstanding accounts, with roughly 47 liens filed, and another 20+ to be filed.

10. Director of Covenant's Report-

Leggiero reported the following:

- There were 139 total covenant related items in August, with 4 violations issued.
- There were 100 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 11 HOA inspections performed in August.
- There were no hearings held in August or September. There are currently none scheduled for October.
- Reminders: 1) Trash cans must be stowed out of sight on the same day of trash pickup either by moving them to the garage or behind an approved enclosure. 2) Tall grass and weeds need to be cut and removed. Lots that are found out of compliance will be receiving notices soon. 3) Trailers and RVs cannot be stored on a lot for more than 72 consecutive hours without a variance or permit.

11. Director of Public Safety's Report-

Gleason reported the following:

- Reminder that fire danger is currently high. Please be aware of the Red Flag Warnings and any fire bans that may be in place.
- Please watch for children playing, as well as going to and from school. With it getting darker earlier, they can be hard to see.

12. Director of Architectural Control's Report-

Miller reported the following:

- There were 73 projects submitted in August, 61 were approved by the ACC Administrator, and 12 were approved by the Architectural Control Committee. That is a 99.8% approval of submitted projects for the year, which is 439. Projects submitted are up 8.4% over this same time in 2023.

13. Director of Forestry's Report-

Gates reported the following for Thrush:

- There were 11 forestry visits in August.
- Now is the perfect time to walk your lot and check your trees for MPB. This is the best time of the year to identify affected trees and get them removed from the community. Head over to the WIA website and click on the Forestry tab for pictures and info.

14. Director of Common Areas' Report-

Cutler reported the following:

- The Common Area Administrator is soliciting bids for scrub oak mitigation of Lake Woodmoor Common Area Tract/Area A. It is anticipated that this work will be performed in October/November. Additionally, there are several dead trees on various Common Areas that will need to be removed.
- The second mowing of the Woodmoor Common Areas is currently scheduled for the week of October 7th, as necessary due to lack of rain.
- Snow fencing will be put up around the trees in the Toboggan Hill Common Area around the end of October.

15. Presidents Report-

Bush reported the following:

- Thank you to Peter Bille for running the August Board meeting in his absence.

Old Business

None.

The meeting was adjourned at 7:28pm.

Rick DePaiva, Secretary

Date