

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 20, 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), Rick DePaiva (Secretary/Director of Community Outreach), Steve Cutler (Director of Common Areas), Ed Miller (Director of Architectural Control), and Brad Gleason (Director of Public Safety).

Board members absent: Pete Giusti (Treasurer), Sue Leggiero (Director of Covenant Control), and Cindy Thrush (Director of Forestry).

Staff in attendance: Denise Cagliari (HOA Manager), Justin Gates (Covenants/Forestry Administrator), and Bob Pearsall (ACC/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. There were no changes. Cutler moved to approve the agenda, seconded by Bille. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the October 23, 2024 Board Meeting minutes. There were no changes. Bille made a motion to approve the October 23, 2024 minutes as written. The motion was seconded by DePaiva. Motion passed unanimously.

4. Owner Comments- None

Reports

5. Vice-President's Report-

Bille reported the following:

- We are completely done with the previous IT company.
- Bush requested that Cagliari get with the new IT company and get the contract in place.

6. Secretary/Director of Community Outreach-

DePaiva reported the following:

- The information for the lighting contest will go out shortly.
- Cagliari reminded everyone that the NEPCO meeting that was scheduled for November 9th was cancelled due to the snow storm. They have rescheduled for Saturday, December 14th.

7. Treasurer's Report-

Bush reported the following for Giusti:

- Income is up due to ACC new construction fees and better interest on the accounts than was anticipated. Barn and office rentals are down. Expenses are running as expected in most areas.

8. HOA Manager's Report-

Cagliari reported the following:

- Deadline for articles for the December newsletter is Tuesday, November 26th.
- The December meeting, if one is necessary, will be held Wednesday, December 18th, due to the Christmas holiday.

9. Director of Covenant's Report-

Gates reported the following for Leggiero:

- There were no hearings were held in October or November. There are currently none scheduled for December.
- There were 17 HOA inspections performed in October.
- There were 25 covenant related items, with 2 violations issued in October.
- There were 15 issues resolved with friendly letters, emails or phone calls, removing the need for formal violation notices. There were 3 unfounded complaints.

10. Director of Public Safety's Report-

Gleason reported the following:

- You probably noticed we got a little snow two weeks ago. WPS received dozens of calls asking when their street would be plowed. The WIA is not responsible for any of the roads in Woodmoor. All public roads in Woodmoor are the responsibility of the El Paso County Department of Public Works, including pavement, grading, repair, signage, and of course, snow removal. If you have a concern, complaint, or request, you can call 719-520-6460. You can also create a service request online through their Citizen Connect page.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 41 projects submitted in October, 32 were approved by the ACC Administrator, and 9 were approved by the Architectural Control Committee. There have been 527 projects submitted year-to-date. Of those 526 have been approved, which is a 99.8% approval rate. We are down 2.6% over the number of projects submitted for the same period in 2024.

12. Director of Forestry's Report-

Gates reported the following for Thrush:

- There were 6 forestry visits in October.

13. Director of Common Areas' Report-

Cutler reported the following:

- The sprinkler system at the WIA Offices was shut down and winterized on October 22nd.
- Safety fencing was installed on Toboggan Hill the week of October 28th.
- Installation of the four dog waste stations along the Preserve trail is scheduled for November/December.
- Applications for the Colorado Noxious Weed Grant Program opened on November 1st. We will be applying again for a grant for 2025.
- The second mowing of the Common Areas was completed the week of October 28th.

14. Presidents Report-

Bush reported the following:

- WIA will be working with the developer for the property north of the YMCA to change the Placer Covenants, as they pertain to the commercial property. The Board will vote on the changes at a future meeting.
- As Bush was explaining about the possible location of a Buc'ees at County Line and I-25 on the southwest corner, a resident (Bill Normile) came in to voice his concerns and ask that the Board submit a letter in opposition of the development. After much discussion, Bush informed Mr. Normile that he would send out an email to all Board members, since there were 3 that were not in attendance, and take a poll of whether or not they want to send a letter of opposition to the Town of Palmer Lake in opposition to the project.
- There was an incident with one of the WPS vehicles. Due to the relatively small amount of damage, it was decided that we would not turn this into our insurance, but would pay out of the budget for the repairs.
Motion: Bille made a motion to allow Director Gleason to make the decision on where to get the vehicle repaired based on the current estimate. Cutler seconded the motion. Motion passed unanimously.

Old Business

None.

New Business

None

The meeting was adjourned at 7:33pm.

Rick DePaiva, Secretary

Date