

## WOODMOOR IMPROVEMENT ASSOCIATION

### MINUTES OF THE BOARD OF DIRECTORS MEETING

November 28, 2018

EXECUTIVE SESSION- 6:00 pm – 6:57 pm

There was one (1) legal matter discussed.

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:05 pm.

Board members present: Brian Bush (President), Lee Hanson (Treasurer), Peter Bille (Vice-President), Ed Miller (Director of Forestry), Rich Wretschko (Director of Common Areas), Brad Gleason (Director of Public Safety), and Per Suhr (Director of Covenants).

Board members absent: Bert Jean (Secretary) and Robert Benjamin (Director of Architectural Control).

Staff in attendance: Kevin Nielsen (Chief of Public Safety) and Denise Cagliari (HOA Administrator).

Visitors present: Thirty-three (33), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were none. Wretschko moved to approve the agenda, seconded by Hanson. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the October 24, 2018 meeting minutes. There were no changes. A motion to approve the October 24, 2018 meeting minutes was made by Suhr, seconded by Hanson. The motion carried unanimously.

4. Owner Comments: Tish Norman with the Walters Open Space Committee addressed the Board to give an update that they have formed an LLC and are in negotiations with the Walters family. Chris Williams noted that they may possibly be under contract soon.

Hilary Brendemuhl addressed the Board regarding the proposed Rehab Center on Woodmoor Drive. She encouraged residents to go to the website they set up (TakeActionElPasoCounty.com) to sign their petition. The center is due to open in April/May 2019. Sam Schaffer gave some additional information. They also asked the Board to send an email blast directing residents to their website. Bush said the Board would consult the WIA attorney regarding the wording for the email blast, as they cannot take a position on the issue.

### Reports

5. Vice-President's Report-

Bille had nothing to report.

6. Secretary/Director of Community Outreach-

Bille reported the following in Jean's absence:

- Representative Terri Carver spoke at the NEPCO meeting. There was an update on road projects in the area, which will be put in the December newsletter.

#### 7. Treasurer's Report-

Hanson reported the following:

- The staff is doing a great job of controlling expenses, and we are well within the budget plan for the year.

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

Cagliaro reported the following:

- We currently have one person running for the Board, and there are three open positions. Nominations are due by November 30, 2018.
- Reminder was given for newsletter articles for the December newsletter.

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

Suhr reported the following:

- There were 14 violations in October. The top two violations were for No ACC approval and RV on property in excess of 72 hours. There were 3 hearings, with no fines assessed. There were also 16 HOA checks performed.

There will be no Covenant Hearing in December.

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

Gleason reported the following:

- Due to the time of year, WPS starts to see an increase in mail and package thefts. Consider getting a PO Box or utilize one of the many package pickup locations in the area. Also, don't put outgoing mail in your mailbox; take it to a post office. You should also pick up your mail as soon as you can, and do not leave it in the box overnight. Video cameras and ring doorbells can be a deterrent as well.
- WPS continues to see bear activity in the area. There are also a lot of deer in the area, and more of them are being hit by cars.

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

Cagliaro reported the following in Benjamin's absence:

- There were 32 projects submitted in October. 24 projects were approved in the office, and 8 went to the committee for approval. 7 of the 8 were approved. Overall approval rate for 2018 is 98.5%.

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

Miller reported the following:

- There were 2 evaluations performed in October. One was educational, and the other was Firewise.
- WIA did not qualify for the grant for 2019.

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

Wretschko reported the following:

- Crack sealing of the parking lot at The Barn is scheduled for November 29, 2018.
- Mowing of tall and obstructive weeds along roadsides is scheduled for completion this week.
- Firewise mitigation of The Marsh, Hidden Pond, and Golden Pine Common Area is scheduled to be completed this week.

#### 14. President's Report-

Bush reported the following:

- He encourage residents to be good neighbors – take your trash cans in on trash day, control your barking dogs, etc.

**Old Business**

None

**New Business**

Hanson made a motion to approve the 2019 budget. The motion was seconded by Wretschko. Motion passed unanimously.

Hanson then made a motion to keep the dues at \$255.70, thus not increasing the dues for 2019. The motion was seconded by Suhr. The motion passed unanimously.

The meeting was adjourned at 7:59pm.

---

Elbert Jean, Secretary/Director of Community Outreach

---

Date