

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 22, 2019

EXECUTIVE SESSION- 6:00pm – 6:53pm

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), Bert Jean (Secretary/Director of Community Outreach), Rich Wretschko (Director of Common Areas), Ed Miller (Director of Forestry), Brad Gleason (Director of Public Safety), Lee Hanson (Treasurer), and Tom Smith (Director of Covenants).

Board members absent: Per Suhr (Director of Architectural Control).

Staff in attendance: Denise Cagliari (HOA Administrator), Kevin Nielsen (WPS Chief), Matthew Nelson (Covenants/Forestry Administrator), and Bob Pearsall (ACC/Common Area Administrator).

Visitors present: Two (2), including one (1) OCN reporter.

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

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the April 24, 2019 Board Meeting minutes. There were none. A motion to approve the April 24, 2019 Board Meeting minutes was made by Hanson, seconded by Gleason. The motion carried unanimously.

4. Owner Comments- There were none.

**Reports**

5. Vice-President's Report-

Bille reported the following:

- We are moving forward and investigating some IT updates that are needed prior to year-end.

6. Secretary/Director of Community Outreach-

Jean had nothing to report.

7. Treasurer's Report-

Hanson reported the following:

- We have 105 unpaid accounts as of today. Notices were mailed May 1<sup>st</sup> giving the resident until May 15<sup>th</sup> to pay the outstanding amount, make payment arrangements, or a \$300 fee would be added to their account to file and remove a lien. An extension has been granted until June 1. We will pursue these unpaid accounts aggressively.

8. HOA Administrator's Report-

Cagliari reported the following:

- Reminder that the next newsletter will go out the first week of June. The deadline will be May 24<sup>th</sup> at end of business; however if needed they can be turned in by noon on Tuesday, May 28<sup>th</sup>.
- Matthew has been working diligently on organizing the Fire Preparedness Day on Wednesday, June 5<sup>th</sup> from 2 to 6 pm. We will be sending out an email blast and putting in the newsletter.
- The 2019 Chipping Days will be Saturday, June 15<sup>th</sup>, Saturday, July 13<sup>th</sup>, and Saturday, August 3<sup>rd</sup>. All will be held in the southeast corner of the Lewis Palmer High School parking lot by the baseball field. The event is free to Woodmoor residents.

9. Director of Covenant's Report-

Smith reported the following:

- There were 28 violations in April – The top violations were RV/trailer on the property in excess of 72 hours and barking dogs. 6 complaints were unfounded.
- There were 22 HOA inspections performed, with two violations for No ACC approval for project.
- There were no hearings in May.
- There will be at least 2, possibly 3 Covenant Hearings in June. Hearings will be June 12<sup>th</sup>.

The following Board members will be attending: Smith, Wretschko, Miller, Jean, and Bush.

10. Director of Public Safety's Report-

Gleason reported the following:

- The Ascent Church is once again putting on the Run4Hope 5k “color” run. Roads affected will be Deer Creek Road and White Fawn Drive.
- WPS completed its annual road survey and sent the results to El Paso County Department of Public Works.
- WPS will take a more active role in covenant violations that pertain to fire danger, including parking off-drive.

11. Director of Architectural Control's Report-

For Suhr (absent), Pearsall reported the following:

- There were 74 projects submitted in April - 72 were approved and 2 were disapproved.

12. Director of Forestry's Report-

Miller reported the following:

- There was 1 Defensible Space evaluation, 4 Firewise evaluations, and 1 suspected MPB evaluation performed in April.
- The Forestry Volunteers evaluated the Common Areas for downed trees and possible tree work for this year.
- It was brought up that WIA should approach the Country Club at Woodmoor regarding their trees.

13. Director of Common Areas' Report-

Wretschko reported the following:

- The WPS addition will hopefully be started in June.
- Flower planting should start the week of May 27<sup>th</sup> or as weather conditions allow.
- There are a couple of downed trees from the snow storm 5/19. They will be removed as soon as possible, based on contractor scheduling.
- The mowing contract has been drawn up and is awaiting signatures for the 2019 mowing season.
- Fountains will be cleaned, painted, and turned on the week of June 3<sup>rd</sup>.
- The sprinkler system will be activated the week of 5/28/19. We did discover a programming error from last year, and will ensure that the program is set up correctly. A new security box will be installed to alleviate any tampering.

16. President's Report-

Bush thanked the Directors for all their hard work. He also thanked Jackie Burhans for attending and publishing the results of the meetings in the OCN.

**Old Business**

None

**New Business**

None

Bush adjourned the meeting at 7:16pm.

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Elbert Jean, Secretary

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Date