

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 26, 2019

EXECUTIVE SESSION- 6:00pm – 6:58pm

There was one (1) legal matter and one (1) personnel matter discussed.

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), Rich Wretschko (Director of Common Areas), Ed Miller (Director of Forestry), and Per Suhr (Director of Architectural Control).

Board members absent: Bert Jean (Secretary/Director of Community Outreach), Brad Gleason (Director of Public Safety), Lee Hanson (Treasurer), and Tom Smith (Director of Covenants).

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

Visitors present: Three (3), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were none. Suhr 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 May 22, 2019 Board Meeting minutes. There were none. A motion to approve the May 22, 2019 Board Meeting minutes was made by Miller, seconded by Wretschko. The motion carried unanimously.

4. Owner Comments- There were none.

**Reports**

5. Vice-President's Report-

Bille reported the following:

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

6. Secretary/Director of Community Outreach-

For Jean (absent) Bush reported the following:

- Jean is looking into developing some community outreach events and the possibility of offering 5 - \$1,000 scholarships to Woodmoor residents. More details to follow in the coming months.

7. Treasurer's Report-

For Hanson (absent) Bush reported the following:

- We are in good shape, as the Board and staff are holding down expenses for the year. There are approximately 30 liens that will be filed against residents who have not yet paid their 2019 assessments. There will also be a few accounts that will be turned over to the attorney for collections.

8. HOA Administrator's Report-

Cagliari had nothing to report, as the Treasurer's report covered everything.

9. Director of Covenant's Report-

For Smith (absent) Cagliari reported the following:

- There were 19 violations in May – The top violations were RV/trailer on the property in excess of 72 hours and barking dogs. 4 complaints were unfounded.
- There were 16 HOA inspections performed.
- There was one hearing in May, which resulted in a reduced fine.

- There will be at least 1, possibly more Covenant Hearings in July. Hearings will be July 10<sup>th</sup>.

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

For Gleason (absent) Nielsen reported the following:

- Due to declining contributions from the vacation check donations last year, WPS included a short statement reminding residents that WPS accepts donations for this service. They included the statement with their vacation check log sheets that they mail to each resident using the service showing the date, time, and any discrepancies that they may have found. To date, WPS has increased their donations approximately 48% for the same period last year with 28 additional contributors.
- The Ascent Church will again host a fundraiser on July 20<sup>th</sup> raising money for local school districts for suicide prevention. It is called Run4Hope and is a "color run". WPS is working with the Church and El Paso County DOT to ensure residents will be able to access their homes during the road closures. They hope to close Deer Creek Road from Woodmoor Drive east to White Fawn Drive. Also close White Fawn Drive to Knollwood Boulevard. Also there will be very limited access to these roads from the other roads that feed into them.
- A reminder to all Woodmoor residents that all fireworks of any kind, camp fires unless in an approved fire pit, or the burning of slash are always strictly forbidden in Woodmoor. Fines for such violations start at \$5,000.

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

Suhr reported the following:

- There were 52 projects submitted in May. All were approved.

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

Miller reported the following:

- There were 2 Defensible Space evaluations in May.
- The first Chipping Day was held on June 15<sup>th</sup>. There were 103 loads, with \$100 in donations. There were some weather issues, and wait times were pretty long. We will work with the contractor to shorten the wait times.

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

Wretschko reported the following:

- The WPS addition was finally approved by Pikes Peak Regional Building Department.
- Flower planting and decorative landscaping was installed during the week of June 3<sup>rd</sup>.
- A new decorative fountain was installed at The Barn on June 21<sup>st</sup>.
- The sprinkler system at The Barn is running normally (three times per week) since the discovery of the software problem that allowed the system to run seven days a week last year.
- Sewer line backflow testing was conducted on The Barn/Office building on June 25<sup>th</sup>. This test is required by Woodmoor Water & Sanitation District. The building passed the test by a good margin.
- The Common Area Administrator is soliciting bids for replacement of windows in the downstairs offices that are not working correctly. This is a Reserve Study replacement item.
- Noxious weed spraying of all the Common Areas was completed on June 15<sup>th</sup>. The contractor reported that the amount and severity of the noxious weeds was down significantly this year. He attributed this to the grass growth choking out the noxious weeds and the impact of the improved spraying program over the last two years.
- Common Area mowing began June 25<sup>th</sup> with the Fairplay median being completed. The first mow of all the Common Areas is anticipated to be completed by July 3<sup>rd</sup>. The second mow will begin sometime after August 15<sup>th</sup>, as the moisture conditions dictate.
- Six (6) Ponderosa Pines that were infected with Mountain Pine Beetle (MPB) and Ips Beetle were removed from the Twin Ponds Common Area. Scrub Oak eradication was also performed at the north end of the Twin Ponds trail. Finally, several dead Ponderosa Pines on Common Area along Hwy 105 are scheduled for removal on June 26<sup>th</sup> or 27<sup>th</sup>.

#### 16. President's Report-

Bush thanked the staff and the Directors for all their hard work.

#### Old Business

None

#### New Business

None

Bush adjourned the meeting at 7:16pm.

---

Peter Bille, Vice-President

---

Date