

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 24, 2019

EXECUTIVE SESSION- 6:00pm – 6:54pm

There was one (1) legal matter and two (2) personnel matters discussed.

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:57pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Ed Miller (Director of Forestry), Brad Gleason (Director of Public Safety), Tom Smith (Director of Covenants), and Per Suhr (Director of Architectural Control).

Board members absent: Bert Jean (Secretary/Director of Community Outreach), Rich Wretschko (Director of Common Areas), and Lee Hanson (Treasurer).

Staff in attendance: Denise Cagliari (HOA Administrator) 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 June 26, 2019 Board Meeting minutes. There were none. A motion to approve the June 26, 2019 Board Meeting minutes was made by Bille, seconded by Gleason. The motion carried unanimously.

4. Owner Comments- There were none.

Reports

5. Vice-President's Report-

Bille had nothing to report.

6. Secretary/Director of Community Outreach-

For Jean (absent) Bush reported the following:

- Jean is still working on scholarships and community events.
- Jean or another Board/staff member attends the NEPCO meetings.
- There was an email blast sent out recently regarding the Run4Hope and Country Club at Woodmoor upcoming 50th Anniversary. There will be live music at the Country Club celebration.

7. Treasurer's Report-

For Hanson (absent) Bush reported the following:

- Expenses are low.
- We will be reviewing projections to year-end in preparation for the 2020 budget.

8. HOA Administrator's Report-

Cagliari reported the following:

- September newsletter deadline for submission of articles is August 26, 2019.

9. Director of Covenant's Report-

Smith reported the following:

- There were 25 violations in June – The top violations were barking dogs and dead trees. 2 complaints were unfounded.
- There were 16 HOA inspections performed. 1 check resulted in an ACC project application.

- There were two hearings in June, which resulted in no fines.
- There will be 1, maybe 2 Covenant Hearings in August. Hearings will be August 14th.

10. Director of Public Safety's Report-

Gleason reported the following:

- On Saturday, July 20th, the Ascent Church hosted the Run4Hope 5k color run. They kept all roads open on a limited basis, and WPS received no complaints this year.
- WPS has received many reports and been seeing evidence of numerous bears in the area. Reports have been received as far south as Scrub Oak Circle and all the way up to County Line Road. Reminder to please not put your trash out until trash day and promptly return them to your garage after pickup. Do not store pet food outside and take down any bird feeders you may have.
- WPS received approval to join the Pikes Peak Regional Communications Network (PPRCN). They will be able to communicate directly with EPSO, MPD, PLPD, and Tri-Lakes Fire directly over the radio. This will undoubtedly make the community safer along with all the first responders in the area.

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 73 projects submitted in June. 72 were approved. Most projects were for fences or sheds.

12. Director of Forestry's Report-

Miller reported the following:

- There were 7 Firewise, 1 General Thinning, 2 Grant visits, 1 Other disease/pest visit, and 1 Vista Pruning visit.
- There is active Mountain Pine Beetle (MPB) in north and central Woodmoor. There have been 10+ new cases in 2019.
- There is also active IPS Beetle, likely due to the "Bomb Cyclone" blow down.
- Chipping Day on July 13th resulted in 125 loads. We had 2 chippers, so the wait time was less than 30 minutes. The last Chipping Day for 2019 will be August 3rd.

13. Director of Common Areas' Report-

For Wretschko (absent) Pearsall reported the following:

- A building permit was officially obtained on July 15, 2019, for the new WPS addition to the office building. The Blue Spruce was moved to its new location on the island on July 22, 2019, and excavation officially began on the addition on July 23, 2019. Construction is anticipated to take sixty (60) days.
- The windows in the existing WPS office are going to be repurposed for the windows that are not working correctly in rooms 5 and 6 downstairs.
- The sprinkler system was reconfigured to accommodate the construction. All the sprinkler heads in the deactivated zones were saved for future needs, saving approximately \$350 if they needed to be repurchased.
- The sprinkler system programming fix resulted in a drop of the June water bill of nearly \$1,100 over the same period last year.
- The first mowing of all Common Areas was completed July 12th. The second mowing is tentatively scheduled for mid to late August, depending upon the amount of rainfall over the next several weeks.
- Over \$10,000 in forestry mitigation was performed on the Common Areas over the last six weeks. Some of the eradication highlights include; 1) the removal of 11 MPB infested Ponderosa Pines at several locations; 2) the pulling of over 70 cubic yards of biomass, mostly scrub oak, at the Twin Ponds Common area; and 3) ladder fuel removal and mitigation at North Park. Mitigation efforts have resulted in over 160 cubic yards of biomass being removed from the Common Areas. Additional mitigation efforts will continue throughout the late summer and fall as weather conditions and contractor scheduling permit.

14. President's Report-

Bush reported the following:

- The Board is aware of the unusual circumstances due to the amount of rain that has been received and we continue to receive, which equals a lot of weeds and tall grasses; however, you are reminded that the residents are still responsible to mow up to the roadway on their lot(s).

Old Business

None

New Business

15. Gleason made a motion to approve \$8,700 from the Reserve Account for five (5) new radios for WPS, any other fees will be absorbed from the current year's budget. Motion was seconded by Miller. The current radio system must be replaced prior to 2020, due to FCC regulations. The motion carried unanimously.

Bush adjourned the meeting at 7:16pm.

Elbert Jean, Secretary

Date