

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

August 28, 2019

EXECUTIVE SESSION- 6:00pm – 6:56pm

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 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), Tom Smith (Director of Covenants), and Per Suhr (Director of Architectural Control).

Board members absent: Lee Hanson (Treasurer).

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: Seven (7), 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 Gleason. The motion carried unanimously.

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

4. Owner Comments- There were two owners that provided an update on the progress of the Walters Open Space Committee to purchase the 100+ acres in south Woodmoor from the Walters family. They are still in negotiations with the family. The second member also had concerns regarding a violation he received for parking his vehicle in his cul-de-sac. It was explained that the Board would take his concerns under advisement, and he should expect a response from the Board within 10 days.

5. Dr. KC Somers, District 38's new Superintendent, attended the meeting to introduce himself, as well as make a presentation to those present regarding the upcoming ballot measure for a proposed bond issue to fund a new elementary school in the Jackson Creek area. After a short question and answer period, the Board thanked him for his time and information.

### Reports

#### 6. Vice-President's Report-

Bille reported the following:

- WIA is in the process of upgrading all computers to Windows 10.
- The video system is working.
- Once the WPS addition is complete, we will be moving the IT systems to a room of their own on a rack.

#### 7. Secretary/Director of Community Outreach-

**Motion:** Jean made a motion to approve a trial of five (5) \$1,000 scholarships to begin with the Fall 2020 school year. The motion was seconded by Suhr. The Board will setup the criteria and publish to the residents over the next few months. The motion passed unanimously.

#### 8. Treasurer's Report-

For Hanson (absent) Bush reported the following:

- Expenses are well within budget, and the staff is refining the numbers from now to year end.

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

Cagliaro reported the following:

- September newsletter will be published early next week.
- Liens were filed on August 8, 2019 against 20 residents who have not paid their 2019 dues. This added an additional \$300 fee to each of those accounts.

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

Smith reported the following:

- There were 32 violations in July – The top violations were tall grass/weeds and dead trees. 7 complaints were unfounded.
- There were two hearings in July, which resulted in one (1) fine.
- There will be 3 to 4 Covenant Hearings in September. Hearings will be September 11<sup>th</sup>. Attendees will be: Smith, Bush, Wretschko, Miller, Jean, Gleason, and Bille.

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

Gleason reported the following:

- The Safe Routes to School (SRTS) design phase is almost complete. Right-of-ways have been completed. There are still two delays to the project. The first being that El Paso County has plans to widen Lake Woodmoor Drive, and the spillway will need to be changed. At that time, they will make those changes and put in that portion of the trail. The second delay is through the State of Colorado; therefore, the State has extended the time for the grant.
- WPS will begin interviewing prospects for the opening that recently came about.

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

Suhr reported the following:

- There were 69 projects submitted in July. 68 total projects were approved; 61 were approved by Bob. The projects submitted to the ACC were for fences or sheds.

**Motion:** Suhr made a motion to approve the appointment of James Cain to the Architectural Control Committee. Seconded by Wretschko. The motion passed unanimously.

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

Miller reported the following:

- There were 2 Firewise, 2 MPB, and 1 Other Forestry visits in July.
- We had 2 chippers for the July 13<sup>th</sup> Chipping Day, which resulted in the removal of approximately 75 cubic yards of biomass. Due to the second chipper, wait times were generally less than 15 minutes.

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

Wretschko reported the following:

- The new WPS addition was started and should be completed by the end of September.
- We were able to repurpose the windows removed, and parts were salvaged for the nonfunctioning/damaged windows downstairs.
- The second mow will start September 2<sup>nd</sup>, and due to contractor scheduling, all mowing should be completed by September 23<sup>rd</sup>.
- Firewise tree mitigation of the Common Areas is scheduled to continue in September at The Marsh, The Pointe, and The Meadows.

#### 15. President's Report-

Bush reported the following:

- He thanked Jackie Burhans for reporting the WIA meetings in the OCN.
- He also thanked the Board members for their time and efforts to keep Woodmoor a great place to live.

#### Old Business

None

#### New Business

15. **Motion:** Suhr made a motion to approve the updates to Project Design Standards Manual. Miller seconded the motion. Motion passed unanimously.

Bush adjourned the meeting at 7:46pm.

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Elbert Jean, Secretary

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Date