

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

July 22, 2020

EXECUTIVE SESSION- 6:01pm – 6:55pm

### BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:02pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Connie Brown (Treasurer), Ed Miller (Director of Covenants), Rich Wretschko (Director of Common Areas), and Tom Smith (Director of Forestry).

Board members absent: Bert Jean (Secretary/Director of Community Outreach), Per Suhr (Director of Architectural Control), and Brad Gleason (Director of Public Safety).

Staff in attendance: Denise Cagliari (HOA Administrator), Kevin Nielsen (Chief of Woodmoor Public Safety), and Bob Pearsall (Architectural Control/Common Area Administrator).

Visitors present: Six (6), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. Miller moved to approve the agenda, seconded by Smith. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the June 24, 2020 Board Meeting Minutes. There were none. A motion to approve the June 24, 2020 Board Meeting Minutes was made by Brown, seconded by Miller. The motion carried unanimously.

4. Owner Comments- There were four (4) new owners present. None had any comment.

### Reports

5. Vice-President's Report-

Bille had nothing to report at this time.

6. Secretary/Director of Community Outreach-

Bush reported the following for Jean:

- The checks have been cut to 4 of the 5 recipients of the Woodmoor scholarships. The fifth one is out of town, and will get with Denise upon his return.
- Please go to the NEPCO website for information regarding upcoming development in the northern portion of El Paso County. WIA sends a representative to the bi-monthly meetings.

7. Treasurer's Report-

Brown reported the following:

- We are in good shape. The staff is doing a great job of holding expenses down.
- We currently have approximately 133 accounts that remain unpaid. Liens will be filed on those who have not paid or made contact with the staff by July 27.

8. HOA Administrator's Report-

Cagliari reported the following:

- The August Board meeting will be Wednesday, August 26.
- Newsletter articles for the September newsletter are due by August 28.
- The staff is continuing to work in-office on a limited basis. If someone needs to meet with a staff member, they must make an appointment with that particular person. If you have an in-person appointment, masks are required. If the question can be handled by phone or email, this is preferable.

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

Miller reported the following:

- There were 6 hearings in July. Two of the hearings were for fires, resulting in \$10,000 in fines being assessed.
- There were 25 HOA inspections performed, with 6 violations resolved.

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

Nielsen reported the following for Gleason:

- The replacement Jeep for the 2016 will be here July 23<sup>rd</sup>. Equipment and decals will be installed as soon as possible. The 2016 Jeep will then be detailed and readied for sale. The truck that is replacing the 2014 Jeep that the WIA staff use should be in the first week of August.
- WPS is now using the new radio system, and it is working great.
- Reminder that we are still under Stage 1 Fire Restrictions in all of El Paso County. Propane grills, charcoal grills, propane fire pits or approved fire pits are allowed during these restrictions. Burning of slash, open burning including campfires, and fireworks are never allowed in Woodmoor.
- WPS is receiving many reports of bears in the area. Please keep trash cans in the garage, take down bird feeders, and remove all pet food from outdoors.

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

Pearsall reported the following for Suhr:

- There were 101 projects submitted in June, which is up 37% over last year at the same time. 88 were approved by the ACC Administrator, 13 were approved by the Architectural Control Committee, and 1 project was disapproved.

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

Smith reported the following:

- The July 11 Chipping Day went well. There were 147 loads (85 yards of combustible material was collected – 10 yards of pine needles and 75 yards of wood chips).
- There were 8 forestry visits in June, predominantly for tree health.
- Reminder that the last Chipping Day for 2020 will be Saturday, August 1<sup>st</sup>.

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

Wretschko reported the following:

- Exterior hard landscaping outside of the WPS addition/WIA offices is ongoing, but currently delayed due to various issues including COVID and material availability.
- Interior and exterior window cleaning of the offices and the Barn is scheduled to be performed July 27, 2020.
- The spruce that was transplanted last year because of the WPS addition did not survive the transplant. The tree will be removed and chipped at the next WIA Chipping Day on August 1, 2020.
- The first mowing of Common Areas was completed the week of June 29<sup>th</sup>. The second mow is scheduled for the first or second week of September.
- Stocking of fish at Wild Duck Pond and Lower Twin Pond is scheduled for July 30<sup>th</sup>. There has been a very high demand this year for the fish, which is why it is so late.
- Tree mitigation and pond area grading/reseeding of Greg's Pond Common Area is scheduled for the second week of August.
- Scrub Oak mitigation is scheduled for the second week of September at The Marsh, in conjunction with the wildfire containment line along Woodmoor Drive.

#### 14. President's Report-

Bush reported the following:

- This will be Rich Wretschko's last meeting, as he is in the process of selling his home due to family health reasons. He thanked Rich for his many years of service to WIA, both as a Board member and a member of the Architectural Control Committee. Rich then thanked the Board and the staff for making his time memorable.

**Old Business**

None

**New Business**

15. **Motion:** Wretschko made a motion to approve a not-to-exceed amount of \$10,000 for the carpet replacement in the basement of the WIA, as well as the refurbishing/repainting of the stair handrails to bring them up to current building code. The motion was seconded by Miller. The Board voted unanimously to approve the motion.

The meeting was adjourned at 7:24pm.

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Peter Bille, Vice President

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Date