

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

August 26, 2020

EXECUTIVE SESSION- 6:00pm – 6:54pm

### BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:01pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Bert Jean (Secretary/Director of Community Outreach), Brad Gleason (Director of Public Safety), Per Suhr (Director of Architectural Control), and Ed Miller (Director of Covenants).

Board members absent: Connie Brown (Treasurer) and Tom Smith (Director of Forestry).

Staff in attendance: Denise Cagliari (HOA Administrator), Matthew Nelson (Covenants/Forestry Administrator), and Bob Pearsall (Architectural Control/Common Area Administrator).

Staff members absent: Kevin Nielsen (Chief of Woodmoor Public Safety)

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

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

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the July 22, 2020 Board Meeting Minutes. There were none. A motion to approve the July 22, 2020 Board Meeting Minutes was made by Jean, seconded by Bille. The motion carried unanimously.

4. Appointment of replacement Board member – Bush announced that Richard “Rick” DePaiva had been selected to fulfill the remainder of Rich Wretschko’s term. Bert Jean announced that he would like to switch to the Director of Common Areas for the remainder of 2020. Rick DePaiva agreed to be the Secretary/Director of Community Outreach.

5. Owner Comments- There were none.

### Reports

6. Vice-President’s Report-

**Motion:** Bille made a motion to approve the following as signers on the bank accounts. Brian Bush, President; Peter Bille, Vice President; Connie Brown, Treasurer; and Richard DePaiva, Secretary/Director of Community Outreach, and to remove Elbert Jean from the accounts.

7. Secretary/Director of Community Outreach-

Jean had nothing to report.

8. Treasurer’s Report-

Bush reported the following for Brown:

- We are currently running approximately 4.5% under budget on expenses.

9. HOA Administrator’s Report-

Cagliari reported the following:

- Deadline for the September newsletter is August 28, 2020 at noon.
- The September Board meeting is Wednesday, September 23rd.

- A reminder to residents that you still must make an appointment if you need to speak to someone in the office.
- Barn rentals are down, mostly due to the 50-person limit. Everyone renting so far has abided by the new COVID cleaning rules and the wearing of masks.
- Liens are currently being processed for the roughly 38 residents who have not paid their 2020 dues. We have approximately 75 residents who have not paid their 2020 or 2019 dues.

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

Miller reported the following:

- There were 24 covenant violations in July, with 3 unfounded complaints.
- There were 4 hearings in August. One hearing was for fireworks, resulting in a \$500 fine being assessed.
- There were 30 HOA inspections performed, with 11 violations resolved.
- There are currently 4 hearings scheduled for September. Attendees will be: Miller, Bush, Suhr, Jean, and DePaiva.

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

Gleason reported the following:

- WPS has finally been approved and have joined the AT&T FirstNet. FirstNet is a program giving first responders unlimited phone, data, and messaging at a much reduced cost. Most importantly, the network will have priority over all other providers during mass incidents that will overload systems. We believed this was a program worth pursuing and has finally been approved. WPS is only the second "HOA" in the United States that has been approved to join FirstNet.
- El Paso County has issued Stage II Fire restrictions. The only burning allowed is using a gas grill for cooking. All others are prohibited, including smoking outdoors.
- Monument Hill Road just south of the campground will be closed for approximately 7 months.

Bush thanked the WPS officers for doing a great job of putting up and taking down the banners from the banner boards, as well as adjusting the fire level.

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

Suhr reported the following:

- There were 100 projects submitted in July. 83 were approved by the ACC Administrator, 16 were approved by the Architectural Control Committee, and 1 project was disapproved. To date there have been 447 projects approved, up 39.3% over the same period in 2019.

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

Nelson reported the following for Smith:

- The August 1st Chipping Day went well. There were 140 loads (60 yards of combustible material was collected – 10 yards of pine needles and 50 yards of wood chips). Wait times were down to 30 to 45 minutes, with a new 2 line system that was implemented. The EPSO Wildfire Crew as present and helped with unloading. We hope to have them back next year.
- There were 5 forestry visits in July, predominantly for tree health.
- A Structure Ignition Potential class was held July 30. It was presented by Lisa Hatfield. YouTube video is available for the class.

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

Pearsall reported the following:

- The stair rail repair/replacement and new carpet installation were completed the week of August 10<sup>th</sup>. The stairwell was repainted and the new wood railings were stained to match the front doors of The Barn. The stairs, all offices, and the hallways downstairs got new carpet, with the exception of the New Archive and Forestry rooms.
- The annual interior and exterior window cleaning of the offices and the Barn was completed on July 27, 2020.
- Approximately 60 dump truck loads of soil were donated to WIA from the new construction project on El Dorado Way. The soil is currently being stored behind the WPS garage for use on the Common Areas for trail construction and erosion replacement projects.

- The second mowing of Common Areas is scheduled for the third week of September, due to very dry conditions, high temperatures, and fire potential.
- Stocking of fish at Wild Duck Pond and Lower Twin Pond was completed on July 30<sup>th</sup>. Approximately 2000 fathead minnows, 100 trout, and 4 grass carp were stocked at the two ponds.
- Tree mitigation and pond area grading/reseeding of Greg's Pond Common Area is scheduled for the second week of September.
- Scrub Oak mitigation is tentatively scheduled for the second week of October at The Marsh, in conjunction with the wildfire containment line along Woodmoor Drive. Schedule for work is based on the contractor's schedule and availability.

#### 15. President's Report-

Bush reported the following:

- This has been a very dry summer. Residents have been very responsible in keeping their lawns and grassy areas mowed, so there has been no need for the tall grass letters to be issued, as they were in 2019.
- A reminder that those who have not paid their dues will have a lien filed against their property, and an additional fee of \$300 will be added to their account.

#### Old Business

None

#### New Business

16. Due to the problems that WIA has experienced over the years with the flat roof between the Barn and the WIA Office, bids were solicited to extend the current Barn roof over the flat portion, and to gable the portion over the entrance to the Barn.

**Motion:** Miller made a motion to approve \$37,000, but not to exceed \$40,000, to have the work performed. The motion was seconded by Jean. The motion passed unanimously.

The meeting was adjourned at 7:22pm.

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Richard DePaiva, Secretary

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Date