

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 23, 2020

EXECUTIVE SESSION- 6:00pm – 6:53pm

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), Connie Brown (Treasurer), Bert Jean (Director of Common Areas), Rick DePaiva (Secretary/Director of Community Outreach), Per Suhr (Director of Architectural Control), Ed Miller (Director of Covenants), and Tom Smith (Director of Forestry).

Board members absent: Brad Gleason (Director of Public Safety).

Staff in attendance: Denise Cagliari (HOA Administrator), Kevin Nielsen (Chief of Woodmoor Public Safety), Matthew Nelson (Covenants/Forestry Administrator), and Bob Pearsall (Architectural Control/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. Jean moved to approve the agenda, seconded by Suhr. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the August 26, 2020 Board Meeting Minutes. There were none. A motion to approve the August 26, 2020 Board Meeting Minutes was made by Jean, seconded by DePaiva. 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-

DePaiva reported the following:

- He attended the September 12th Zoom meeting of NEPCO. Scot Cuthbertson, Executive Director of El Paso County Department of Public Works made a presentation of road projects in northern El Paso County.

7. Treasurer's Report-

Brown reported the following:

- We are in great shape. There are approximately 3.4% of the residents who have not paid their 2020 dues. Liens are in the process of being filed.

8. HOA Administrator's Report-

Cagliari reported the following:

- October Board meeting is Wednesday, October 28, 2020 at 7pm.
- The El Paso County Elections Department will be using the Barn as a polling location for the 2020 Presidential Election. They will bring in their equipment on October 29th. Voting will be open October 30th and 31st from 8am to 5pm, and then again on November 2nd and 3rd from 7am to 7pm. No events will be allowed in the Barn from October 29th through November 6th. El Paso County will provide cleaning services prior to voting and after equipment is picked up. The election judges will also be responsible for disinfecting during the voting hours.
- The Board nomination deadline is November 16th for the elections in January 2021.

9. Director of Covenant's Report-

Miller reported the following:

- There were 38 covenant violations in August, with 1 unfounded complaint.
- There were 3 hearings in September. Two hearings resulted in a \$300 fine being assessed for each one.
- There were 28 HOA inspections performed, with 8 violations resolved.
- There is currently 1 hearing scheduled for October. Attendees will be: Miller, Bille, Brown, Suhr, Smith and DePaiva.

10. Director of Public Safety's Report-

Nielsen reported the following for Gleason:

- Work is finally starting on the Safe Routes to School project. JR Engineering has begun engineering, staked the area where the trail will be located, and will start surveying next week.
- El Paso County is still under Stage II Fire restrictions. We encourage people to check www.epcsheriffsoffice.com/ for updates.
- We've had an active summer for bears, but activity will increase in the fall. Please keep your trash cans stowed in the garage and the garage door closed.

Jackie Burhans (OCN reporter) asked for clarification on bird feeders. Nielsen stressed that feeders should be put away, especially humming bird feeders, as the bears really like the nectar.

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 111 projects submitted in August. 90 were approved by the ACC Administrator, 16 were approved by the Architectural Control Committee, and 5 projects were disapproved. To date there have been 558 projects submitted in 2020.

12. Director of Forestry's Report-

Smith reported the following:

- There were 8 forestry visits in August.
- WIA received a \$245,000 grant for fire mitigation. The grant was written with Colorado State Forest Service (CSFS), and they will be helping WIA execute the grant. This grant is structured to create a fuel break along the east/west portion of Woodmoor Drive. WIA will be doing direct outreach to the lot owners specified in the grant. Lot owners outside the targeted areas may be eligible for funds as well. CSFS has completed their administrative planning phase, and WIA can start doing lot evaluations to execute the project.

13. Director of Common Areas' Report-

Jean reported the following:

- Installation of the new framing and roofing over the entrance to The Barn is currently in engineering/permitting phase. It is anticipated that an engineering stamp and building permit will be obtained in late September/early October, with truss delivery approximately two weeks after that. Actual construction and inspections should take approximately three weeks.
- The shutdown and winterization of the sprinkler system will take place by the second week of October. Upon the first hard freeze, the flower beds and fountains will be winterized for the year.
- The second mow of the Common Areas is being scheduled, as we are concerned about the dry conditions and fire potential.
- Tree mitigation and pond area grading/reseeding of Greg's Pond Common Area has been bid and is scheduled to commence the week ending September 25, 2020.
- 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 contractor's schedule and availability.
- A long term Common Area improvement plan is being formulated by the Director and the WIA Board. New trails, pet stations, pavilions, and more benches/picnic tables are being considered. Upon completion and adoption by the WIA Board, this plan should help direct improvements on Common Areas for the next five years or more.

Motion: Jean made a motion to purchase 10 pet stations, have them installed, and sign a contract for the maintenance with a not-to-exceed cost of \$8,500. Bille seconded the motion. Motion passed unanimously.

- Work will start on the trail at The Marsh within the next few weeks depending on contractor availability.

14. President's Report-

Bush reported the following:

- Thanks was given to WPS for the putting up and taking down of the signs on the banner boards. He also thanked them for the great job they are doing patrolling the area.

Old Business

None

New Business

None

The meeting was adjourned at 7:18pm.

Richard DePaiva, Secretary

Date