

WOODMOOR IMPROVEMENT ASSOCIATION  
THE BOARD OF DIRECTORS ANNUAL MEETING  
January 27, 2020

BOARD MEETING

1. Call to Order – 7:00 pm by President Brian Bush
  - Welcome
  - Pledge of Allegiance
  - Present: 9 Board Members
  - Staff present: Denise Cagliaro (HOA Manager), Kevin Nielsen (WPS Chief), Admin/ WPS Staff, and approximately 44 Woodmoor members.
2. Meeting Overview – Agenda reviewed by Bush
3. Required Protocols
  - a. Recording proof of notice - Bush
  - b. Confirmation of quorum – President Brian Bush certified that a quorum has been obtained based on the number of ballots received.
  - c. Approval of January 28, 2019 Annual Meeting minutes – by President Brian Bush – motion by Peter Bille, second by Ed Miller. Motion approved unanimously.
4. Conduct of the meeting – Bush summarized rules as presented on the meeting slide.
5. Introduction of Board of Directors – Bush introduced each Board member.  
Introduction of WIA/WPS staff – Bush introduced the Admin and WPS staff.
6. WIA's Role – Bush went over what WIA's role in the community is, as well as going over what El Paso County is responsible for.
7. President's Report (State of HOA) – Bush provided the annual report on the state of Woodmoor.
8. Good Neighbor Awards – Tish Norman, and Joe & Linda Henry were awarded \$100 gift cards to Home Depot.
9. Vincent Elorie Award for 2019 – Brian Bush, President announced that Eddie Bruck was nominated for the award for 2019. Eddie was not present, but will be invited to a future Board meeting to be presented with his award.
10. Q & A –
  - a) The first question to be asked was in regards to who is responsible for snow plowing. Bush explained that all road maintenance and plowing is the responsibility of El Paso County.
  - b) It was also asked whose responsibility it is to maintain the culverts along Fairplay. We will check with El Paso County and/or do the necessary maintenance.
  - c) A resident asked if WIA has considered sponsoring a community shred event. Bille answered that we are currently looking into it.
  - d) A question arose regarding short-term rentals. Bush answered that we currently have 10 to 15 that have been approved. Our governing documents do not permit us to prohibit them; however, we do ask that they register with the WIA, so that we can monitor for any problems. It was also mentioned that the County is looking at taxing these types of rentals at the commercial rate, and if they do, it will discourage the practice.

- e) Lisa Hatfield will be putting on a “Reducing Home Ignition Potential” seminar at The Barn from 6 to 8 pm on March 26<sup>th</sup>.
  - f) A resident asked how many homes will be going in on Lake Woodmoor Drive. Bush explained that this development is called The Beach, and there will be 35 new homes.
  - g) A question arose about the fire history in Woodmoor. Matthew Nelson, Forestry Administrator, explained that the last big fire was between 1910 and 1930. The average fire cycle is 10 years, and Woodmoor is 100 years overdue.
  - h) Another resident asked where the water for the new development was coming from. Bush answered that Woodmoor Water has 21 wells, and that the new development should not pose a problem.
11. Election procedures – President Brian Bush stated that the election counting is being performed by the League of Women Voters of the Pikes Peak Region and reviewed the election procedures. Bush announced that the Board will not be voting the proxies. Bush asked if there were any nominations from the floor. There were none, so a motion was made and seconded to close the nominations; vote was unanimous. Bush then introduced each of the candidates in attendance who spoke in turn for 5 minutes or less. One candidate was not present.
12. Election of Directors – Bush asked members who had not submitted their ballots to please do so at this time. Bush then closed the nominations

Meeting was adjourned at 8:10 pm.

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Elbert Jean, Secretary

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Date