

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 18, 2020

EXECUTIVE SESSION- 6:28pm – 6:53pm

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:04pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Connie Brown (Treasurer), Rick DePaiva (Secretary/Director of Community Outreach), Brad Gleason (Director of Public Safety), Per Suhr (Director of Architectural Control), Tom Smith (Director of Forestry), and Ed Miller (Director of Covenants).

Board members absent: Bert Jean (Director of Common Areas)

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: None

2. Approval of Agenda- Bush asked if there were any changes to the agenda. Miller 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 October 28, 2020 Board Meeting Minutes. There were none. A motion to approve the October 28, 2020 Board Meeting Minutes was made by Miller, seconded by DePaiva. The motion carried unanimously.

4. Owner Comments- None

Reports

5. Vice-President's Report-

Bille had nothing to report.

6. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

7. Treasurer's Report-

Brown and Bush reported the following:

- We are running about 3.1% under budget on expenses for the year.

8. HOA Administrator's Report-

Cagliari reported the following:

- December Board meeting will be Wednesday, December 16th, and may be a virtual meeting.
- Deadline for newsletter articles is Friday, December 4th at noon.

9. Director of Covenant's Report-

Miller reported the following:

- There were 40 covenant violations in October, with 30 unfounded complaints.
- There were 17 HOA inspections performed, with 1 violations resolved.
- There were 2 hearings in October. One hearing resulted in a \$5,000 fine being assessed for an open fire during a Stage 2 fire ban. November hearings were held just prior to the November Board meeting.
- There is currently 1 hearing scheduled for December 9th for an open fire. Members for attendance will be: Gleason, Brown, Bush, DePaiva, and Miller.

- 73 Friendly RV/trailer/boat letters were issued to encourage broad compliance. Most have been resolved.

10. Director of Public Safety's Report-

Gleason reported the following:

- Red Flag warnings have been issued and are expected through Friday, November 20th. Please, no burning during these high fire danger days.
- During the week of November 9th in the early morning hours, WPS was called for a trespasser. WPS responded and contacted two teens in the area. A few hours later, WPS began receiving calls and information that vehicles had been broken into. Information was given to the investigating Deputy, which made arrests in the case involving these teens. All vehicles entered were left parked outside and unlocked.
- Chief Nielsen was presented with a Certificate of Appreciation and a medal by Lewis Palmer School District on November 16th at the D38 School Board meeting.

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 71 projects submitted in October. 49 were approved by the ACC Administrator, 20 were approved by the Architectural Control Committee, and 2 projects were disapproved.
- To date 700 projects have been submitted, with 688 being approved. That is a 98.2% approval rate.

12. Director of Forestry's Report-

Smith reported the following:

- There were 14 forestry and tree health visits in October.
- The Grant is being rolled out. 11 of the primary grant recipients received an evaluation during October. 10 of the 11 have expressed desire to complete the work and have either started the work themselves or are working with a contractor to get the work scheduled. 2 lots have already met the mitigation criteria and specifications for the grant. The first round of reimbursements to be processed around the end of the year.

13. Director of Common Areas' Report-

Pearsall reported the following for Jean:

- The engineering/permitting phase of the Barn roof replacement project is complete. Roofing work is tentatively scheduled for the week of November 23rd and is expected to take approximately one week.
- Replacement of the eastern windows in the Barn and the office immediately below is proceeding on schedule. The windows have been ordered, and the anticipated delivery and installation is expected in December 2020, as the weather and The Barn schedule allow.
- The sidewalks in front of The Barn were power washed and resealed the week of November 2nd.
- Park benches for the completion of trail improvements at The Marsh were delivered on November 18th. Installation will be performed in late November/early December as the weather conditions and staffing allow.

14. President's Report-

Bush reported the following:

- Please be kind to all during these uncertain times.

Old Business

None

New Business

15. **Motion:** Suhr made a motion to approve the 2021 Budget, which includes a less than 3% increase in the dues to \$267. Miller seconded the motion. The motion passed unanimously.

16. **Motion:** Brown made a motion to approve the Board sending account 267WS to the attorney for legal action, and to further approve Bush to make the final determination after consulting with the WIA Attorney on the matter. The motion was seconded by Smith. Motion passed unanimously.

The meeting was adjourned at 7:22pm.

Richard DePaiva, Secretary

Date