

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 24, 2021

EXECUTIVE SESSION- 6:00pm – 6:52pm

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:00pm.

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

Board members absent: Connie Brown (Treasurer) and Bert Jean (Director of Common Areas).

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

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 January 27, 2021 Board Reorganization Meeting Minutes. There were none. A motion to approve the January 27, 2021 Board Reorganization Meeting Minutes was made by Bille, seconded by DePaiva. The motion carried unanimously.

4. Owner Comments- James Howald expressed thanks to the Board members for their service to the community.

Reports

5. Vice-President's Report-

Bille had nothing to report at this time.

6. Secretary/Director of Community Outreach-

DePaiva had nothing to report at this time.

7. Treasurer's Report-

Bush reported the following for Brown:

- New Construction fees are up.
- COVID is still affecting Barn rentals.
- Currently there are 164 unpaid accounts.

8. HOA Administrator's Report-

Cagliari reported the following:

- Newsletter articles are due Friday, February 26th, but no later than noon Monday, March 1st.
- Letters will be going out in March to the residents who have yet to pay their dues.
- We continue to scan files as time allows.

9. Director of Covenant's Report-

Miller reported the following:

- There were 13 violations in January, and two were unfounded.
- There were 20 HOA inspections performed, with multiple violations being resolved prior to closing.

- There was one hearing in January, with a \$100 fine assessed.
- There is currently the possibility of 1 resident going to hearing in March. Miller, Bush and Bille can be present.

10. Director of Public Safety's Report-

Gleason reported the following:

- Despite recent snowfall, we remain unseasonably dry and fires can occur in February. Because of this, the Sheriff has ordered Stage 1 Fire Restrictions for El Paso County.

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 26 projects submitted in January. 15 were approved by the ACC Administrator, and 11 were approved by the Architectural Control Committee.
- Bush made a motion to approve the following residents to serve on the ACC, as they have all attended the requisite three (3) ACC meetings: Steve Cutler, Lisa French, and Jay Wojciechowski. The motion was seconded by Miller. The motion passes unanimously.

12. Director of Forestry's Report-

Smith reported the following:

- There were 5 forestry visits in January.
- The SFA-WUI grant is going well. 16 lots are in progress, which is 22% of the primary recipients. The first batch of reimbursements is with the Woodland Park Colorado State Forest Service for review and approval. The second outreach letters will go out in March/April.

13. Director of Common Areas' Report-

Pearsall reported the following for Jean:

- The window replacement project and the exterior roofing project have been completed and closed. The building permit for the roofing project was closed out by PPRBD on 2/9/21. Both projects came in under their approved budgets.
- Contracts for Common Area maintenance are currently being bid upon. Typically, most of the maintenance contracts are agreed upon by the end of March.

14. President's Report-

Bush reported the following:

- Bush thanked the Board members for their time and service, and he thanked the staff for remaining vigilant during the continued COVID restrictions, as well as keeping expenses down.

Old Business

Bush certified the election results, which were counted by the League of Women Voters of the Pikes Peak Region on Thursday, January 28th. The original counting date was delayed due to the weather. Jean was re-elected with 679 votes, Bille had 675, and Miller had 647. There were a total of 11 write-ins. There were 108 proxies received.

New Business

None.

The meeting was adjourned at 7:14pm.

Rick DePaiva, Secretary

Date