

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 24, 2021

EXECUTIVE SESSION- 6:00pm – 6:25pm

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:59pm.

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), and Bert Jean (Director of Common Areas)

Board members absent: Connie Brown (Treasurer), Tom Smith (Director of Forestry), and Brad Gleason (Director of Public Safety).

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

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

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 February 24, 2021 Board Meeting minutes. There were none. A motion to approve the February 24, 2021 Board Meeting minutes was made by Bille, seconded by DePaiva. The motion carried unanimously.

4. Owner Comments- There were no comments.

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:

- Expenses are below budget, Barn rentals are picking up, and New Construction fees are up.

8. HOA Administrator's Report-

Cagliari reported the following:

- Barn rentals for weddings, receptions, and graduations are picking up, even with the 50% capacity rule still in place.
- April Board meeting is Wednesday, April 28th.
- Letters will be going out to residents who have not yet paid their dues, as liens will be filed the beginning of May.

9. Director of Covenant's Report-

Miller reported the following:

- There were 17 violations in February, and four were unfounded.
- There were 12 HOA inspections performed, with multiple violations being resolved prior to closing.
- There was one hearing in February, with no fine assessed.

- There are currently several residents going to hearing in April.
- Commercial vehicles and trailers will be targeted in the spring as a broad enforcement initiative.

10. Director of Public Safety's Report-

Nielsen reported the following for Gleason:

- WPS will begin checking all of Woodmoor for trailers and RVs that have been parked on lots. Completion is expected by April 7th. Nielsen encourages all residents that have trailers stowed on their lot to remove them before it turns into a covenant violation.
- WPS is working with Matthew to create a new, updated map for Woodmoor. Once complete, WIA will have large maps printed with addresses for both WIA and WPS offices.

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 37 projects submitted in February. 24 were approved by the ACC Administrator, and 13 were approved by the Architectural Control Committee.

12. Director of Forestry's Report-

Cagliaro reported the following for Smith:

- There were 2 forestry visits in February.
- Most of Woodmoor's 2021 Forestry grand funding has been exhausted. Approximately \$250 is still available in 50/50 matching funds.
- The SFA-WUI grand 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 April.

13. Director of Common Areas' Report-

Jean had nothing to report

14. President's Report-

Bush reported the following:

- The Board has been asked by NEPCO to look at the Furrow Road extension from Highway 105 to Higby. There is an online petition that can be submitted by members.
- The Cloverleaf development was approved by the El Paso County Planning Commission on March 18th. The County Commissioners will vote on the project at their April 13th meeting.
- The Woodmoor Open Space Committee, LLC will be surveying their members through Survey Monkey regarding the transfer of the South Woodmoor Preserve to WIA.

Old Business

None.

New Business

Suhr made a motion to approve the appointment of Charlotte Haeffner to serve on the ACC, as she has attended the requisite 3 meetings. The motion was seconded by Jean. The motion passed unanimously.

The meeting was adjourned at 7:14pm.

Rick DePaiva, Secretary

Date