

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 28, 2021

EXECUTIVE SESSION- 6:03pm – 6:42pm

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), and Per Suhr (Director of Architectural Control).

Board members absent: Connie Brown (Treasurer), Tom Smith (Director of Forestry), Brad Gleason (Director of Public Safety), and Bert Jean (Director 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: Three (3), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were no changes. 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 March 24, 2021 Board Meeting minutes. There were none. A motion to approve the March 24, 2021 Board Meeting minutes was made by Miller, seconded by Suhr. The motion carried unanimously.

4. Owner Comments- One resident had questions about trash collection and why WIA does not have one company that picks up trash for all of Woodmoor, which would cut down on the number of trucks driving the streets, as well as possibly getting a better rate for the residents. There were multiple reasons explained as to why this is not possible.

Reports

5. Vice-President's Report-

Bille reported the following:

- WIA has been experiencing some computer problems with the forms submissions from the website for approximately one week, which were just brought to the attention of the manager on the 27th. These are being addressed with urgency and should be corrected this week.
- In the next few months, WIA will be updating the website.
- We are working to get the computers in the office updated over the next few weeks.

6. Secretary/Director of Community Outreach-

DePaiva reported the following:

- We have received one application for the WIA Scholarship program as of today. The deadline for submission is May 31st. An email blast will go out in early May as a reminder.
- WIA has been involved in Zoom meetings with some other local HOAs regarding the Furrow Road extension to the south, down to Higby. The HOAs that border Furrow Road to the south have requested that WIA sign a letter of support for traffic calming measures that will be presented to the El Paso County Commissioners at the public meeting on May 6, 2021.

7. Treasurer's Report-

Bush reported the following for Brown:

- Barn rentals are increasing with the relaxation of the COVID restrictions. We are still requiring masks and special cleaning procedures, as well as requesting that they maintain social distancing as much as possible.

- Dues collections are going well. Letters went out last month requesting payment by April 30th. Liens will be filed next month.
- The staff is doing a great job of holding down expenses.

8. HOA Administrator's Report-

Cagliaro reported the following:

- The May Board meeting is Wednesday, May 26, 2021.
- Deadline for articles for the June newsletter is May 24, 2021.
- Liens will be filed May 17, 2021 for any 2021 outstanding accounts.
- As Bille mentioned, we discovered a problem with the forms on our website on the 27th. It appears that we may not have received any web form submissions since April 20th. As soon as the problem is resolved, an email blast will go out to let everyone know that it was down, has been repaired, and requesting them to resubmit the forms.

9. Director of Covenant's Report-

Miller reported the following:

- There were 12 violations in March, and 4 were unfounded.
- There were 23 HOA inspections performed, with 4 violations being resolved prior to closing.
- There were no March hearings.
- There are currently 7 residents going to hearing in May.
- Approximately 100 letters were sent out for RVs/boats/trailers and commercial vehicles. There are still a few days before the deadline. Those that have not remedied their violation, will receive a second/final violation notice to cure or be scheduled for a hearing.

10. Director of Public Safety's Report-

Nielsen reported the following for Gleason:

- There has been an increase in vehicle burglaries over the past couple weeks. In Woodmoor, every case involved a vehicle that was left unlocked and parked outside. WPS has a picture of a suspect vehicle, but have been unable to locate it.
- During the same early morning hours as reported vehicle burglaries in Woodmoor Park, WPS had a residential burglary where they entered an open garage. Tools, bicycles, and a wallet that was inside the car were taken. The WPS officer working the graveyard shift found the open garage door and attempted to contact the owner. No one answered the door. She left a business card on the front door. It's unsure if the officer was there before or after the burglary occurred.
- Most vehicle burglaries and burglaries of a garage are crimes of opportunity. They are easy targets and why WPS attempts to contact residents when they do find an open garage door.
- WPS has received reports of bears in the area. They have come out of hibernation and are hungry. Please stow your trash cans inside a garage or enclosure.

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 48 projects submitted in March - 38 were approved by the ACC Administrator, 9 were approved by the Architectural Control Committee, and 1 was disapproved.

12. Director of Forestry's Report-

Nelson reported the following for Smith:

- There were 10 forestry visits in March.
- The Woodmoor Mitigation Awards have been exhausted for 2021.
- The SFA-WUI grant is going well. The submissions for the first batch are in the hands of the State Forest Service, and we expect the first batch to be reimbursed in the near future. There are more participants mitigating, so we are at about 25% of the original intended recipients. We are hoping for at least 50% participation by the end of 2021.
- Second mailings, emails, and calls will go out to primary targeted residents in the coming months.

13. Director of Common Areas' Report-

Pearsall reported the following for Jean:

- The contract for lawn treatment at the WIA Offices/Barn was received from TruGreen and approved by the Director of Common Areas. The contract was within budget.
- The contract for lawn mowing at the WIA Offices/Barn was received from Big M Mowing and was approved by the Director of Common Areas. The contract was within budget.
- The sprinkler system is scheduled to be turned on and serviced after Mother's Day, as weather dictates.
- The Contract for noxious weed spraying has been received from Front Range Arborists. It is currently under review.
- WIA has accepted a proposal from an Eagle Scout to perform project work specific to his final project for obtaining the rank of Eagle Scout. Work is tentatively scheduled to be performed on Saturday, May 8, 2021, as the scout's schedule and weather permit.

14. President's Report-

Bush reported the following:

- NEPCO sent a request for local HOA representatives to contact their State Representatives and Senators regarding HB 1229. On behalf of the WIA, Bush responded to Representative Terri Carver and State Senator Paul Lundeen urging them to vote against passing the bill, as it contains provisions for unnecessary overreach and would be critically adverse to HOA operations like Woodmoor.
- A thank you was expressed to James Howald, resident and reporter for the OCN. James was filling in for Jackie, as she had a prior engagement.

Old Business

None.

New Business

Bush went over the noxious weed spraying contract, which was slightly higher than the budgeted amount for 2021.

Motion: Suhr made a motion to approve the contract in the amount of \$8,750. Miller seconded the motion. The motion passed unanimously.

It was announced that WIA will once again sponsor 3 Chipping Days. They will be at Lewis Palmer High School on June 5, July 10, and August 7.

A few more questions were brought up about the Furrow Road extension, as well as the truck traffic on the northern portion of Furrow Road.

The meeting was adjourned at 7:28pm.

Rick DePaiva, Secretary

Date