

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

May 26, 2021

EXECUTIVE SESSION- 6:00pm – 6:45pm

### 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), Brad Gleason (Director of Public Safety), and Per Suhr (Director of Architectural Control).

Board members absent: Connie Brown (Treasurer), Tom Smith (Director of Forestry), 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. 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 April 28, 2021 Board Meeting minutes. There were none. A motion to approve the April 28, 2021 Board Meeting minutes was made by Bille, seconded by Suhr. The motion carried unanimously.

At this point in the meeting, Bush announced the resignation of Bert Jean (Director of Common Areas), as he has sold his home in order to relocate for his job. Bush thanked Jean for his service. Bush then announced that the Board was appointing Steve Cutler to fill the remainder of Jean's term. He will be Common Area Director for the remainder of 2021.

4. Owner Comments- There were none.

### Reports

5. Vice-President's Report-

Bille reported the following:

- WIA is in the process of negotiating a new IT services contract. More to follow in June.
- The staff will be getting new computers in the next few weeks, as the current systems are just over 5 years old and failures are starting to happen.

6. Secretary/Director of Community Outreach-

DePaiva reported the following:

- The WIA Scholarship deadline is May 31, 2021. All applicants will be evaluated during the month of June. Recipients will be notified by July 15, 2021.

7. Treasurer's Report-

Bush reported the following for Brown:

- WIA is in good shape. We are well within the budgeted income and expenses. Barn rentals are up, as well as New Construction fees.
- We are holding off on the advertisement of the offices for rent until after the summer, as we have had very little interest in the current vacancies.

- The staff is doing a great job of holding down expenses. A big thank you goes out to Bob Pearsall for getting some volunteers to take care of some of the front area plantings.

#### 8. HOA Administrator's Report-

Cagliaro reported the following:

- The June Board meeting is Wednesday, June 23, 2021.
- Dues payments are still trickling in. Some because of refinancing the home and some because they just "found" their bill.
- Scanning of the files has resumed, and Amber is making excellent progress.
- If Board members have anything for the June newsletter, please get to Denise by EOB tomorrow.

#### 9. Director of Covenant's Report-

Miller reported the following:

- There were 16 violations in April, and 3 were unfounded.
- There were 20 HOA inspections performed, with 4 violations being resolved prior to closing.
- There were 3 April hearings, with a \$100 fine assessed.
- There are currently 3 residents going to hearing in June, with the possibility of more due to the trailer letters that were issued. Miller, Bush, DePaiva, Bille, and Suhr have volunteered to attend.

#### 10. Director of Public Safety's Report-

Gleason reported the following:

- WPS Officers will be having their CPR training in mid-June.
- Some reminders: Please do not park off-drive, have unapproved fires outside of approved fire pits, or use any fireworks. With the wet spring, the vegetation will grow and we will dry out making conditions very hazardous.

#### 11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 79 projects submitted in April - 65 were approved by the ACC Administrator, 14 were approved by the Architectural Control Committee.
- There have been a total of 189 projects submitted and approved in 2021.

#### 12. Director of Forestry's Report-

Nelson reported the following for Smith:

- There were 6 forestry visits in April.
- We are noticing high levels of tree mortality this spring. Environmental stress, IPS and Mountain Pine beetle are the primary responsible parties.
- 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.
- Some residents have been calling in about the grant, and more evaluations are being completed.

#### 13. Director of Common Areas' Report-

Pearsall reported the following for Cutler (since he was just appointed to the position):

- The lawn at the WIA Offices/Barn has received aeration and two treatments from TruGreen.
- The sprinkler system was turned on and serviced on May 18, 2021. The watering program has been verified, and all zones are on the Woodmoor Water and Sanitation watering schedule.
- Landscaping of The Barn entrance and flower pots was completed on May 19, 2021. McCord's Landscaping cleared the weeds, etc., and planted the flower beds.
- Roman Smith, a high school senior at Lewis Palmer High School and Woodmoor resident, volunteered 6 hours of his time to weed the flower beds around the pavilion and the mailbox on May 24<sup>th</sup>.
- The remainder of the flower planting will be completed the week of May 31, 2021.

- Noxious weed spraying began on May 24, 2021 by Front Range Arborists. The traditional pattern for noxious weed spraying is to start in south Woodmoor and work their way north.
- The Eagle Scout project to assemble park benches and install two of them at The Marsh has been rescheduled for Saturday, June 5, 2021, weather permitting.
- The first mowing of the Common Areas is scheduled to begin the week of June 21<sup>st</sup>, with hopeful completion before July 4<sup>th</sup> weekend, weather permitting.
- Stocking of fish at Lower Twin Pond and Wild Duck Pond is tentatively scheduled for the week of June 28, 2021. Delivery schedule is based on the maturity of the fish and the success of the fish farming.

#### 14. President's Report-

Bush reported the following:

- With COVID guidance in mind, The Barn is open at 100% capacity. The WIA Offices, which are currently open by appointment only, will reopen to the public (Monday through Thursday 8am to 4pm, Friday 8am to noon) on July 1<sup>st</sup>.
- Reminder that there are no open fires, and no fireworks, EVER in Woodmoor. Fines start at \$5,000.

#### Old Business

None.

#### New Business

None.

The meeting was adjourned at 7:18pm.

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Rick DePaiva, Secretary

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Date