

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

June 30, 2021

EXECUTIVE SESSION- 6:00pm – 6:54pm

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), Connie Brown (Treasurer), Rick DePaiva (Secretary/Director of Community Outreach), Tom Smith (Director of Forestry), Ed Miller (Director of Covenants), Brad Gleason (Director of Public Safety), Steve Cutler (Director of Common Areas), and Per Suhr (Director of Architectural Control).

Board members absent: None

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: Four (4), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were no changes. DePaiva 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 May 26, 2021 Board Meeting minutes. There were none. A motion to approve the May 26, 2021 Board Meeting minutes was made by Miller, seconded by Cutler. The motion carried unanimously.

4. WOSC- Tish Norman with WOSC LLC was asking the Board questions about fencing on the additional properties that residents purchased on the South Woodmoor Preserve. All fences still must be approved by the ACC. The Board took the matter under advisement and agreed to get back with Ms. Norman at a later date.

5. Owner Comments- There were none.

Reports

6. Vice-President's Report-

Bille had nothing to report.

7. Secretary/Director of Community Outreach-

DePaiva reported the following:

- WIA received 11 applications for the 5 - \$1,000 scholarships available. The top 5 were selected, and they will be notified by letter. The unsuccessful applicants will also receive a letter.

8. Treasurer's Report-

Brown reported the following:

- The staff is doing a great job of holding down expenses.
- We have roughly 75 unpaid accounts, and 19 liens will be filed for this year.

9. Director of Covenant's Report-

Miller reported the following:

- There were 27 violations in May, and 1 was unfounded.
- There were 26 HOA inspections performed, with 3 violations being resolved prior to closing.
- There were 3 June hearings, with no fines assessed.

- There are currently 3 residents going to hearing in July. Miller, Bush, Cutler, Brown, and Smith have volunteered to attend.

10. Director of Public Safety's Report-

Gleason reported the following:

- All except one WPS Officer have completed CPR training. Due to a family emergency, one Officer could not attend. Nielsen is working on getting the class for that Officer.
- WPS is concerned about the fire danger this year. Please mow your lots all the way to the edge of the pavement or roadway.
- Please do not park vehicles anywhere on your lot other than approved areas of your driveway.
- WPS will be checking all lots in Woodmoor for tall grasses and weeds and off-drive parking. Not only are these violations to the covenants, but an extreme fire risk.
- WPS will have additional staffing on July 3rd and 4th in order to patrol for violators of the covenants in relation to fireworks, which are NEVER allowed in Woodmoor.

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 77 projects submitted in May - 67 were approved by the ACC Administrator, 10 were approved by the Architectural Control Committee.
- There have been a total of 266 projects submitted and approved in 2021. The approval rate is 99.6%.

12. Director of Forestry's Report-

Smith reported the following:

- There were 7 forestry visits in May.
- We are still seeing high levels of tree mortality in Woodmoor. Environmental stress, IPS and Mountain Pine beetle are the primary responsible parties.
- WIA sent a friendly email blast asking residents to remove dead trees and to offer free tree health evaluations for struggling trees. WIA has done many evaluations in response to that email.
- The SFA-WUI grant is going well. The first batch of reimbursements have been processed, and the residents have their funds. The next packet should be going to the State by the end of July.

13. Director of Common Areas' Report-

Cutler reported the following:

- The sprinkler system is running normally and per the watering schedule from Woodmoor Water.
- All flower planting and mulching at The Barn is complete.
- Xeriscape plants have been installed outside the WPS addition.
- Landscaping materials for the south side of the WPS addition have been delivered and are ready for installation.
- Backflow testing of the water main was performed on June 30, 2021. No issues were found.
- Noxious weed spraying of the Common Areas has been successfully completed for 2021.
- The Eagle Scout project to assemble and install two park benches at The Marsh was completed by Ryan Gallagher and boy scouts from Troop 17 here in Monument on June 10th.
- The first mowing of the Common Areas is ongoing and is scheduled to be completed by Monday, July 5th. The second mowing will take place in August or September depending upon the amount of moisture we receive in the coming months.
- Stocking of fish at Lower Twin Pond and Wild Duck Pond is tentatively scheduled for the week of July 26, 2021. Delivery schedule is based on the maturity of the fish and the success of the fish farming.
- Targeted Firewise mitigation is currently being coordinated and bids will be solicited in July for contracted work in the fall on WIA Common Areas.

14. President's Report-

Bush reported the following:

- Residents were sent an email blast reminding them to please cut their tall grass/weeds. This is not only for fire safety, but also maintains appearance of the overall area.

15. HOA Administrator's Report-

Cagliaro reported the following:

- 19 liens were filed for unpaid dues for 2021.
- Half of the 30 liens that were filed for 2020 have been paid off and the liens have been released.
- Amber is almost done culling the last two cabinets of lot files, and then she will begin scanning those last two cabinets.
- The July Board meeting is Wednesday, July 28th.

Bush asked for approval from the Board to reopen the WIA Offices to the public beginning July 1. No one objected, so the WIA Offices will reopen to the public on July 1st. The office hours will be the same as the pre-COVID hours – Monday through Thursday from 8am to 4pm and Friday from 8am to noon.

Old Business

None.

New Business

None.

The meeting was adjourned at 7:32pm.

Rick DePaiva, Secretary

Date