

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

July 28, 2021

EXECUTIVE SESSION- 6:00pm – 6:37pm

### BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:02pm.

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: Thirteen (13), 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 June 30, 2021 Board Meeting minutes. There were none. A motion to approve the June 30, 2021 Board Meeting minutes was made by Brown, seconded by Cutler. The motion carried unanimously.

4. Volunteer Appreciation Presentation – Bush presented Roman Smith, a local resident and recent graduate of Lewis Palmer High School, with a Certificate of Appreciation for the time he volunteered at the WIA Offices pulling weeds. Roman was also one of the recipients of a \$1,000 scholarship from WIA. He will be attending CSU – Ft. Collins in the fall, majoring in mechanical engineering.

5. Owner Comments- A resident brought some concerns to the Board regarding lake access by renters of a home on the east side of Lake Woodmoor that is an AirBnB. Bush assured the resident that WIA and WPS will look into his concerns and complaints regarding the particular residence.

At this time a resident and Vice President of the Santa Fe Trail HOA on Old Denver Highway addressed the Board with his concerns regarding the industrial park proposed for the area between Old Denver Highway and I-25. It was recommended that he contact a representative from NEPCO, as they represent approximately 50 HOAs in northern El Paso County. They may have additional information regarding the project. Bush assured him that the WIA Board will perform their due diligence and look into the project.

### Reports

6. Vice-President's Report-

Bille had nothing to report; however, he did ask Cagliari to address the new computer systems.

- Cagliari reported that the new computers should be installed within the next couple of weeks.

7. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

#### 8. Treasurer's Report-

Brown reported the following:

- The staff is still doing a great job of holding down expenses. Income is up slightly with the reopening of The Barn.
- We have 66 unpaid accounts, and 19 liens were filed for this year.

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

Cagliaro reported the following:

- The August Board Meeting will be Wednesday, August 25, 2021.
- Newsletter articles for the September newsletter are due by Friday, August 27, 2021 at noon.

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

Miller reported the following:

- There were 10 violations in June, and 8 were unfounded.
- All 63 trailer violations that were in the works have been resolved.
- There were 25 HOA inspections performed, with 3 violations being resolved prior to closing.
- There were approximately 375 friendly tall grass/weed letters mailed out this week, reminding residents to please cut all grasses/weeds (fine fuels) to below 9 inches (El Paso County regulation) to help avoid the fire danger.
- There were 8 July hearings. Six hearings were held for fireworks violations, with all but one receiving substantial fines due to the immediate and exigent danger fireworks present to the community.
- There are currently 3 residents going to hearing in August, with the possibility of more.

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

Gleason reported the following:

- Out of the six (6) fireworks violations issued on July 3<sup>rd</sup> and 4<sup>th</sup>, only one was determined to be unfounded. He wanted to remind everyone about the definition of a firework – “if you have to light it, it is a firework”. Fireworks are NEVER allowed in Woodmoor.
- Gleason also reminded everyone present that Tuesday, August 3<sup>rd</sup> is National Night Out. The local Neighborhood Watch group will hold a celebration at The Barn from 6 – 8 pm, and there will be food vendors in attendance.

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

Suhr reported the following:

- There were 80 projects submitted in June - 70 were approved by the ACC Administrator, 10 were approved by the Architectural Control Committee.
- There have been a total of 346 projects submitted and approved in 2021. The approval rate is 99.6%.

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

Smith reported the following:

- There were 20 forestry visits in June. Ten of those visits were for tree health.
- 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. The second recruitment letter to primary intended recipients will go out in the next week or so. Emails and phone calls will follow. Recruitment letter to secondary grant recipients likely to go out this fall.
- Final Chipping Day of the year is Saturday, August 7<sup>th</sup> from 9am to 4pm at Lewis Palmer High School.
- The July 10<sup>th</sup> Chipping Day resulted in 165 loads. Wait times were much better.

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

Cutler reported the following:

- A dog waste station was installed at The Barn in the center island near the pavilion on June 4, 2021. This particular station is being serviced by the staff.
- The annual window cleaning of The Barn and the WIA Offices is scheduled for mid-August, weather permitting.

- Firewise mitigation for The Point and Wild Duck Pond has been successfully bid and approved. Work is scheduled to be performed the first/second week of August as weather and contractor scheduling permit.
- Firewise mitigation bids for The Marsh and Twin Ponds Common Areas are currently being solicited with a tentative work schedule in early September, after the second mowing of the Common Areas is completed.
- Stocking of fish at Lower Twin Pond and Wild Duck Pond has been delayed due to the unavailability of fish for stocking. We are attempting to get a new delivery date from Liley Fisheries.
- WIA has solicited a bid to install a trail at The Meadows, per the master trail plan and the 2021 budget. Scheduling, design, and material acquisition is ongoing, with the hope that a completed plan can be submitted to the Board of Directors in August.

#### 15. President's Report-

Bush reported the following:

- Bush commended WPS for the extra hours they put in on July 3<sup>rd</sup> and 4<sup>th</sup>.
- Bush also thanked Matthew Nelson and Tom Smith for their hard work on the second Chipping Day. It went much smoother, and the wait times were much shorter. He received many comments from pleased residents.
- Bush remind everyone that received a tall grass/weed letter that these were meant as a gentle reminder, and they are not official violations at this time.

#### Old Business

None.

#### New Business

None.

The meeting was adjourned at 7:37pm.

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Rick DePaiva, Secretary

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Date