

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

August 25, 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), and Brad Gleason (Director of Public Safety).

Board members absent: Steve Cutler (Director of Common Areas) and Per Suhr (Director of Architectural Control).

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. There were no changes. Miller moved to approve the agenda, seconded by Gleason. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the July 28, 2021 Board Meeting minutes. There were none. A motion to approve the July 28, 2021 Board Meeting minutes was made by Miller, seconded by Gleason. The motion carried unanimously.

4. Owner Comments- A question was raised as to whether or not the Ascent Church was governed by Woodmoor. It was explained that they are not governed by WIA, but are in unincorporated El Paso County; therefore, governed by El Paso County.

### Reports

5. Vice-President's Report-

Bille had nothing to report

6. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

7. Treasurer's Report-

Brown reported the following:

- We have 63 unpaid accounts, down 3 from last month.
- WIA has consolidated its accounts from five financial institutions to two.

8. HOA Administrator's Report-

Cagliari reported the following:

- Newsletter articles for the September newsletter are due by Monday, August 30, 2021 at noon.
- The September Board meeting is Wednesday, September 22, 2021.
- The computer updates are currently on hold.

9. Director of Covenant's Report-

Miller reported the following:

- There were 16 violations in July, and 8 were unfounded.
- There were 368 tall grass/weed letters sent out. Approximately 75 have not reduced the height of their fine fuels, and they will be receiving a 2<sup>nd</sup>/Final Violation Notice.
- There were 20 HOA inspections performed, with 2 violations being resolved prior to closing.

- There were 5 August hearings. Two resulted in fines. There was one appeal from a previous hearing, resulting in the fine being reduced.
- There are currently 3 residents going to hearing in September, with the possibility of more.

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

Gleason reported the following:

- There is a lot of bear activity in and around Woodmoor. Residents are encouraged to not put their trash out until the day of pickup and to promptly return the cans to a secure area.
- The WIA be checking all lots in Woodmoor for off-drive parking. This will include parking vehicles on the lot off the approved portion of the driveway and parking on the roadways. Please do not park on unapproved areas of the lot or in the street.

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

Pearsall reported the following for Suhr:

- There were 85 projects submitted in July - 67 were approved by the ACC Administrator, 18 were approved by the Architectural Control Committee.
- There have been a total of 430 projects submitted and approved in 2021, and of those, 428 have been approved. The approval rate is 99.8%.

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

Smith reported the following:

- There were 19 forestry visits in July. Sixteen visits were for tree health, two Firewise visits, and one grant visit.
- The SFA-WUI grant is going well. The second batch of reimbursements has been submitted to the State of Colorado for reimbursement. Any remaining funding is likely to become available to all Woodmoor residents by the middle of next year.
- The August 7<sup>th</sup> Chipping Day resulted in 141 loads, which equated to about 90 cu yd of biomass being removed.

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

Pearsall reported the following for Cutler:

- Mitigation at Wild Duck Pond and The Point was completed by the contractor. We removed approximately 30 cu yd of biomass.
- The second mowing of the Common Areas will begin around the second week of September.

#### 14. President's Report-

Bush reported the following:

- The response to the tall grass/weeds letters has been mostly positive. Just a reminder that we are trying to mitigate the fire danger by cutting the fine fuels down.
- Bush also thanked Matthew Nelson, Tom Smith, and the staff for their hard work on the Chipping Days.
- The Board is reviewing the Fine Schedule and will be approving any changes at the September meeting.
- Communication is still a problem. Residents are encouraged to sign up for email blasts. He reminded everyone that WIA does not sell the email list, and we only send email blasts of importance.
- Reminder that we still have offices for rent in the basement of the Barn. Contact Denise or Amber in the WIA Office for more information.

#### Old Business

None.

#### New Business

None.

The meeting was adjourned at 7:11pm.

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Rick DePaiva, Secretary

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Date