

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 22, 2021

EXECUTIVE SESSION- 6:00pm – 6:55pm

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), Tom Smith (Director of Forestry), Ed Miller (Director of Covenants), Brad Gleason (Director of Public Safety), and Steve Cutler (Director of Common Areas).

Board members absent: Connie Brown (Treasurer) 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: Eight (8), 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 DePaiva. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the August 25, 2021 Board Meeting minutes. There were none. A motion to approve the August 25, 2021 Board Meeting minutes was made by Bille, seconded by Smith. The motion carried unanimously.

4. Volunteer Appreciation Presentation – Bush and Pearsall presented Brie Chester and Noelle Garcia, local residents and students at Lewis Palmer Middle School, with Certificates of Appreciation for their time volunteering at the WIA Offices pulling weeds and planting flowers around the Pavilion. Both young ladies are part of the National Honor Society.

5. Owner Comments- A long-time resident brought some concerns to the Board regarding dead trees and possible drainage issues at The Point Common Area. Due to the topography of that particular Common Area, and the fact that there is only one access point, it is difficult to find contractors who have the ability to work in that area. As to the drainage issue, Colorado law says that a downhill property owner cannot force an uphill property owner to change the natural flow of runoff. The Forestry Director and the Common Area Director will meet at the resident's property to assess the issues, and the Board will get back to the resident with their findings.

A new resident to Woodmoor addressed the Board regarding traffic issues (speeding, etc.) along Furrow Road. He asked for advice on who to contact regarding the problem. It was suggested that he contact the El Paso County Sheriff's Office, as well as the El Paso County Department of Public Works. Bush also mentioned that once he has done that, if there still is no action taken, then he should talk to Holly Williams, El Paso County Commissioner for this area. Woodmoor is also waiting to see if the "traffic calming measures" suggested for the extension of Furrow Road south to Higby Road are effective, because if they are, WIA could request that the County institute some of those measures on Furrow Road going north to County Line Road.

Reports

6. Vice-President's Report-

Bille reported the following:

- Bille will be looking at simplifying the WIA Fine Schedule. He will bring his recommendations back to the Board for approval at a later date.

7. Secretary/Director of Community Outreach-

DePaiva had nothing to report, although he thanked Cagliari for attending the recent NEPCO meeting in his place.

8. Treasurer's Report-

Bush reported the following for Brown:

- Expenses are less than budgeted to date, and income is slightly more than budgeted to date, which means the Association is in sound shape.
- He reported that Cagliari and Brown recently consolidated some of the WIA's bank accounts by closing accounts at Air Academy Federal Credit Union and Community Banks of Colorado. The monies were moved to Integrity Bank, as well as Integrity Wealth Management, and to First National Bank. These changes will make it easier to manage, as well as only having two institutions to change signatories at after each election.

9. HOA Administrator's Report-

Cagliari reported the following:

- The October Board Meeting will be Wednesday, October 27, 2021.
- Deadline for submitting nominations to run for the 2022 Board of Directors is November 16, 2021. The form is available on the website.
- There are currently 60 total unpaid accounts. All have liens filed against them. Due to residents refinancing their homes, we are collecting on some of the older unpaid accounts.

10. Director of Covenant's Report-

Miller reported the following:

- There were 24 violations in August.
- 26 tall grass/weed violation notices were sent on September 9th. Matthew will be verifying whether or not they have complied next week. If they have not, they will be sent to hearing in October.
- There were 23 HOA inspections performed, with 6 violations being resolved prior to closing.
- There were no hearings held in September, as we could not achieve quorum. All September hearings were rescheduled for October.
- There are currently 6 residents going to hearing in October, with the possibility of more. The following Board members have agreed to attend those hearings: Miller, Bush, DePaiva, Smith, Bille, and Cutler.

11. Director of Public Safety's Report-

Gleason reported the following:

- The SRTS (Safe Routes to School) has been progressing, albeit very slow. Design of the trail is 95% complete and awaiting approval from CDOT to continue. Construction is expected to start spring of 2022.
- WPS completed the off-drive parking check of all lots in Woodmoor. Prioritization of the list is in process and then will be given to Nelson for notifications to be sent.

12. Director of Architectural Control's Report-

Pearsall reported the following for Suhr:

- There were 75 projects submitted in August - 62 were approved by the ACC Administrator, 12 were approved by the Architectural Control Committee, and one was disapproved.
- There have been a total of 505 projects submitted in 2021; 503 have been approved. The approval rate is 99.6%.

13. Director of Forestry's Report-

Smith reported the following:

- There were 10 forestry visits in August. Seven of those visits were educational in nature, and 3 were for the grant.
- The SFA-WUI grant is going well. The second batch of reimbursements has been submitted for approval and payment.
- Several residents have started the process of mitigating their lot as a result of the second recruitment letter. Emails and phone calls to follow to those we have not heard from.
- Good secondary grant recipients will receive recruitment letters this fall.

- Any remaining funds are likely to become available to all Woodmoor residents by the middle of next year.

14. Director of Common Areas' Report-

Cutler reported the following:

- The flower beds and pots are being cleared and ready for winter.
- The water fountains will be turned off sometime after October 1st at the weather dictates.
- Firewise mitigation bids for The Marsh Common Area are in their final stages. They will be presented to the Board for review sometime in early October.
- The second mowing of the Common Areas began on September 21, 2021 with the Fairplay Median, Twin Ponds, and parts of Toboggan Hill already completed. The “large” mowing will continue through next week.

15. President's Report-

Bush reported the following:

- Bush thanked the residents that have mowed their properties.
- Bush brought up some immediate changes to the Fine Schedule that the Board has had discussions about.
Motion – Gleason made a motion to simplify the fireworks to one entry “Fireworks” and it will have one fine of \$5,000. The uncut grass/weeds item fines are increased from \$100/\$200/\$400 to \$200/\$400/Board Discretion. The Nuisances fines are increased from \$100/\$200/Board Discretion to \$200/\$400/Board Discretion. The motion was seconded by Miller. Motion passes unanimously. The Fine Schedule will now be updated and posted to the WIA website.
After Bille, the staff, and additional Board members make their recommendations to the Board for changes to the overall Fine Schedule, the Board will vote again, and the resulting Fine Schedule will be updated/posted on the WIA website.
A resident in attendance asked why the fines were being changed, especially since some of them were being doubled. Bush explained that the fines are the only mechanism for the WIA Board to force compliance with the Rules & Regulations. Most residents comply and fix a violation when they are initially notified. Some, however, are sent to a hearing before the Board, at which time a fine may be assessed. Bush assured those present that WIA is not increasing the fines as a money making effort, just a compliance effort.

Old Business

None.

New Business

None.

The meeting was adjourned at 7:56pm.

Rick DePaiva, Secretary

Date