

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 27, 2021

EXECUTIVE SESSION- 6:00pm – 6:52pm

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:58pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Rick DePaiva (Secretary/Director of Community Outreach), Connie Brown (Treasurer), Per Suhr (Director of Architectural Control), 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: 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. Cutler 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 September 22, 2021 Board Meeting minutes. There were none. A motion to approve the September 22, 2021 Board Meeting minutes was made by DePaiva, seconded by Miller. The motion carried unanimously.

At this point in the meeting, Bush asked Gleason to come up and they presented Chief Kevin Nielsen with an engraved wooden flag with the Chief's badge and a gift card for his 30 years of service to Woodmoor.

4. Owner Comments- There were none.

Reports

5. Vice-President's Report-

Bille reported the following:

- Bille updated everyone that he is finalizing the suggested updates to the fine schedule, and it will be presented in November for Board approval.

6. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

7. Treasurer's Report-

Brown reported the following:

- We are currently working on the 2022 budget, and it will be presented to the Board for approval at the November Board meeting.

8. HOA Administrator's Report-

Cagliari reported the following:

- The November Board Meeting will be Wednesday, November 17, 2021, due to the Thanksgiving holiday.
- Deadline to submit nominations for the 2022 Board is Tuesday, November 16, 2021. If we do not get enough candidates, the deadline will be pushed to November 30th. The form is available on the website.
- The Newsletter deadline for the December newsletter is November 29th.

- The December Board meeting will be Wednesday, December 15th, due to the Christmas holiday.

9. Director of Covenant's Report-

Miller reported the following:

- There were 44 violations in September.
- There were 16 HOA inspections performed, with 2 violations being resolved prior to closing.
- There were five hearings and two appeals held in October.
- There are currently 4 residents going to hearing in November, with the possibility of more. The following Board members have agreed to attend those hearings: Miller, Bush, Cutler, DePaiva, Gleason, and Bille.

10. Director of Public Safety's Report-

Gleason had nothing to report.

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 87 projects submitted in September - 61 were approved by the ACC Administrator, 23 were approved by the Architectural Control Committee, and four were disapproved.
- There have been a total of 592 projects submitted and approved in 2021. The approval rate is 98.9%.

12. Director of Forestry's Report-

Smith reported the following:

- There were 7 forestry visits in September. Four visits were educational in nature, two Firewise/tree health visits, and one to mark dead trees for an out of state lot owner.
- The SFA-WUI grant is going well. The check for the second batch of reimbursements should be coming in within the next two weeks. Reimbursement checks to residents will be cut, signed, and mailed to recipients.
- Good secondary grant recipients will receive recruitment letters in the near future.
- Any remaining funds are likely to become available to all Woodmoor residents by the middle of next year.

13. Director of Common Areas' Report-

Cutler reported the following:

- The sprinkler system at The Barn has been turned off and blown out. All components were working and no issues were identified.
- Firewise mitigation was completed for some smaller projects around Woodmoor. Firewise mitigation for the major mitigation at The Marsh will begin in mid-November and should take approximately two days.
- The second mowing of the Common Areas was completed in early October. All areas that were that were inaccessible due to excessive water during the first mow were addressed on the second mow.
- The Forestry Administrator performed mitigation of five dead trees at The Point Common Area.
- Director of Common Areas, Steve Cutler, performed mitigation/removal of over 100 cattails at Lower Twin Pond. The work was widely applauded by residents and visitors to the Twin Ponds Common Area. Cutler's volunteer work saved the Association several hundred dollars.
- Gabriel Breiding, a Cub Scout trying to earn his Webelo Conservation Award, performed trash cleanup at The Marsh and Toboggan Hill Common Areas. Gabriel led a group of approximately ten cub scouts in the cleanup effort, cleaning up approximately 5 bags of trash and litter.

14. President's Report-

Bush reported the following:

- Bush announced that the ACC recommended and the Board approved the Cloverleaf infrastructure plan.

A resident present asked a question about the grant. It was explained that there is a targeted area along Woodmoor Drive that the grant was intended for. Once all participants along that corridor have been contacted and they either agree to participate or they decline, any remaining funds will be made available to the rest of Woodmoor. The grant is a 50/50 match.

Forestry Administrator Matthew Nelson explained to the members present that WIA is looking into a different format for the 2022 Chipping Days. We have a contractor that is willing to assist WIA in offering two, two-day (a

Saturday and Sunday) Chipping events. The residents would drop off their slash, etc. and the contractor will grind up the slash and haul it away, as opposed to the slower chippers that we have utilized in the past. More information to come at a later date.

Old Business

None.

New Business

None.

The meeting was adjourned at 7:18pm.

Rick DePaiva, Secretary

Date