

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

November 17, 2021

EXECUTIVE SESSION- 6:00pm – 6:53pm

### BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:03pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Rick DePaiva (Secretary/Director of Community Outreach), Per Suhr (Director of Architectural Control), Ed Miller (Director of Covenants), and Steve Cutler (Director of Common Areas).

Board members absent: Connie Brown (Treasurer), Tom Smith (Director of Forestry), and Brad Gleason (Director of Public Safety).

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: Three (3), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were no changes. Suhr moved to approve the agenda, seconded by Miller. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the October 27, 2021 Board Meeting minutes. There were none. A motion to approve the October 27, 2021 Board Meeting minutes was made by Cutler, seconded by Suhr. The motion carried unanimously.

4. Owner Comments- Resident Cindy Thrush introduced herself and stated that since she turned in a nomination to run for the Board, she wanted to come to a Board meeting to see the process. She was welcomed and thanked for running for the Board.

### Reports

5. Vice-President's Report-

Bille had nothing to report.

6. Secretary/Director of Community Outreach-

DePaiva reported the following:

- He gave an update regarding the NEPCO meeting that he attended on Saturday, November 13. Two El Paso County Commissioners were present and discussed the road funds, Tabor, and the fact that issue 1A failed to pass in the recent election.

7. Treasurer's Report-

Bush reported the following for Brown (absent):

- We are doing well. Income is up due to new construction projects, and the staff is doing a great job of holding expenses down. Although the 2021 budget was projected to have a shortfall, it now appears that we will have a surplus.

8. HOA Administrator's Report-

Cagliari reported the following:

- The newsletter deadline is Monday, November 29, 2021.
- The December Board Meeting will be Wednesday, December 15, 2021.

- Annual dues invoices will go out between December 15<sup>th</sup> and 22<sup>nd</sup>. If you have an address change or you want your invoice emailed, please contact Denise or Amber at the WIA Office, before December 10<sup>th</sup>.
- There are 55 residents who have not paid their dues.

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

Miller reported the following:

- There were 24 violations in October and 10 unfounded complaints. There were also 80 off-drive parking letters sent in an effort to reduce parking in fine fuels which could start a fire.
- There were 22 HOA inspections performed, with 1 violation being resolved prior to closing.
- There were four hearings held in November, with one fine assessed.
- There are currently 2 residents going to hearing in December. The following Board members have agreed to attend those hearings: Miller, Bush, Cutler, DePaiva, and Suhr.

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

Nielsen reported the following for Gleason (absent):

- WPS is once again engaging with El Paso County Department of Public Works regarding the removal of the flashing school zone lights in front of Lewis Palmer Middle School (LPMS). Last December WIA was informed that Public Works would have an external agency look at the situation. We have not received any results.
- WPS is also working with D38 on traffic issues in front of LPMS, specifically in the morning. Traffic has gotten dangerous for the WPS officers directing traffic at the south crosswalk on Woodmoor Drive at Willow Park Way. Parents are encouraged to drop off their students in the designated drop-off points, and to please be patient. There will be a meeting with D38 officials and WIA representatives after the Thanksgiving holiday.
- WPS is currently gathering speed statistics in nine different locations to share with County officials in a yet-to-be scheduled meeting.

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

Suhr reported the following:

- There were 62 projects submitted in October - 50 were approved by the ACC Administrator, and 12 were approved by the Architectural Control Committee.
- There have been a total of 653 projects submitted, with 647 approved in 2021. The approval rate is 99%.

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

Nelson reported the following for Smith (absent):

- There were 6 forestry visits in October. Three visits were educational in nature, two Firewise/tree health visits, and one for suspected Mountain Pine Beetle.
- WIA received the check for the second batch of reimbursements. Reimbursement checks have already gone out to those residents. The third batch for reimbursement will be processed in December.
- 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:

- Carpet cleaning of the WIA/WPS offices and downstairs is scheduled for Monday, November 22, 2021.
- Firewise mitigation of The Marsh began on Monday, November 15<sup>th</sup>. Work is ongoing, but expected to be completed by the end of the week.

At this point, Bille reported that he attended the public meeting held at Lewis Palmer High School on November 9<sup>th</sup>, regarding the extension of Furrow Road from Highway 105 south to Higby Road. The traffic consultant stated that he would be making some recommendations to the County for traffic calming measures.

#### 14. President's Report-

Bush reported the following:

- Bush commented that there are three regular trash companies that serve the Woodmoor area. It has been noted that they don't always pick up the trash on their scheduled days. He reminded residents that trash cans should be stowed, except on trash pick-up day, to keep the neighborhood attractive, as well as keeping the animals out of the cans.

### **Old Business**

**15.** Bille talked about the updates to the Fine Schedule, such as making the descriptions of open fires and fireworks more clear, as well as the associated fines.

**Motion:** Cutler made a motion to accept the updates to the Fine Schedule, seconded by DePaiva. Motion passed unanimously. The updated schedule will be posted to the WIA website.

### **New Business**

**16.** Bush reported that over the past few weeks the Board had been working on the budget for 2022. Based on this process, the Board determined that the dues for 2022 will go up to \$275.

**Motion:** Suhr made a motion to approve the dues increase and the 2022 budget, seconded by Bille. Motion passed unanimously.

**17.** Bille announced that the Board had discussed the rates for Barn rentals for 2022. Even with an increase, the rates are still the best in the area.

**Motion:** Bille made a motion to increase the rates for non-resident rentals from \$50 per hour to \$75 per hour, and for residents, the rate will increase from \$20 per hour to \$25 per hour, for any hours over the four free every six months. The motion was seconded by Suhr and passed unanimously.

Bille thanked Tom Smith for his service to the Board over the past three years as Covenant Director and Forestry Director. Smith has chosen not to run for the 2022 Board, as he and his wife would like to travel.

The meeting was adjourned at 7:28pm.

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Rick DePaiva, Secretary

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Date