

WOODMOOR IMPROVEMENT ASSOCIATION  
THE BOARD OF DIRECTORS ANNUAL MEETING  
January 31, 2022

BOARD MEETING

1. Call to Order – 7:00 pm by President Brian Bush
  - Welcome
  - Announcements
  - Present: 8 Board Members
  - Staff present: Denise Cagliaro (HOA Manager), Kevin Nielsen (WPS Chief), Admin/ WPS Staff, and 33 Woodmoor members (20 in-person and 13 on Zoom).
2. Meeting Overview – Agenda reviewed by Bush
3. Required Protocols
  - a. Recording proof of notice - Bush
  - b. Confirmation of quorum – President Brian Bush certified that a quorum has been obtained based on the number of ballots received.
  - c. Approval of January 27, 2020 Annual Meeting minutes was done by President Brian Bush, due to the 2021 Annual Meeting being cancelled because of COVID.
4. Bush asked if there were any nominations for the Board from the floor. There were none.
5. Bush went over the WIA Mission, which includes Covenant Control, Architectural Control, maintenance of Common Areas, and Woodmoor Public Safety.
6. Bush noted the Board members and WIA/WPS staff in attendance.
7. Bush went over the 2021 highlights.
8. Bush noted that the dues was increased by \$8.00 for 2022. He then went over the statistics for 2021 income and expenses, as well as highlights for the other functions of WIA. Most notable is the \$245,000 Forestry grant that was applied for and received.
9. Bush reminded those present the open fires and fireworks are NEVER permitted in Woodmoor. You cannot burn slash, even in an approved fire pit. Fines start at \$5,000.
10. Good Neighbor Awards – John and Susanna Finger and Mike and Mary Frances Quattlebaum were awarded \$50 gift cards to Home Depot.
11. Q & A –
  - a) The first question to be asked was in regards to whether propane fire pits were allowed. It was explained that yes they are allowed, but not if El Paso County is under a Stage 2 Fire Ban.
  - b) The second question was whether or not AirBnBs and Vrbos are allowed in Woodmoor. Our Covenants do not restrict these types of “businesses”; however, we do require them to be registered with WIA.
  - c) A resident stated that she had a lot of firewood to get rid of, and she was asking if anyone wanted it or if anyone knew of someone that would haul it away.
  - d) The next question was how many lots were currently within WIA. There are currently 3,070 lots within WIA.

- e) A resident brought up concerns about the roads and if there was enough water for all of the new construction in the area. The roads belong to El Paso County, and yes, there is enough water for the new construction in the area.
- f) A resident asked if WIA ever held community events. It was brought up that we have in the past, and we would like to again. Parking is the main concern here at The Barn.
- g) There were two questions that came in through Zoom. Both were in regards to Forestry and the grant. It was stated that if anyone is interested in a lot evaluation or in participating in the grant, please contact Matthew in the WIA Office.

Meeting was adjourned at 7:52 pm.

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Rick DePaiva, Secretary

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Date