

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

December 15, 2021

EXECUTIVE SESSION- 6:00pm – 6:50pm

### 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), Per Suhr (Director of Architectural Control), Brad Gleason (Director of Public Safety), and Steve Cutler (Director of Common Areas).

Board members absent: Rick DePaiva (Secretary/Director of Community Outreach), Tom Smith (Director of Forestry), and Ed Miller (Director of Covenants).

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: One (1), the OCN reporter.

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

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the November 17, 2021 Board Meeting minutes. There were none. A motion to approve the November 17, 2021 Board Meeting minutes was made by Bille, seconded by Suhr. The motion carried unanimously.

4. Owner Comments- None

### Reports

5. Vice-President's Report-

Bille had nothing to report.

6. Secretary/Director of Community Outreach-

There was nothing to report.

7. Treasurer's Report-

Brown reported the following:

- We have 53 unpaid accounts, and we are currently running 8.4% under budget for the year.

8. HOA Administrator's Report-

Cagliari reported the following:

- The December newsletter has been mailed out.
- The 2022 dues invoices will go out late this week or early next week.
- The 2022 ballots will go out the first week of January.
- We are still monitoring the COVID situation to ensure that staff and residents remain safe.

9. Director of Covenant's Report-

Nelson reported the following for Miller (absent):

- There were 18 violations in November and 39 unfounded complaints.
- There were 16 HOA inspections performed, with 2 violations being resolved prior to closing.

- The December hearings were moved to January. There are currently two scheduled. Miller, Bille, Bush, Cutler, and DePaiva are scheduled to be present.

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

Gleason reported the following:

- Bille, Nielsen and Gleason met with El Paso County Department of Public Works regarding the removal of flashing school zone beacons in front of LPMS. The original beacons were removed in 2019. The County agreed to install new speed feedback signs on the existing School Zone warning signs. These signs can be programmed for school hours to flash the approaching vehicle speed. WIA/WPS are extremely pleased with this decision. They may be installed before school starts again in January.

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

Suhr reported the following:

- There were 43 projects submitted in November – 29 were approved by the ACC Administrator, and 14 were approved by the Architectural Control Committee.
- There have been a total of 696 projects submitted, with 690 approved in 2021. The approval rate is 99.1%.

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

Nelson reported the following for Smith (absent):

- There were 2 forestry visits in November.
- The third batch for reimbursement will be submitted in December.
- Good secondary grant recipients will receive recruitment letters in the new year.
- Any remaining funds are likely to become available to all Woodmoor residents by the middle of next year.
- Nelson is currently working on updating the CWPP (Community Wildfire Protection Plan).

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

Cutler reported the following:

**Motion:** Suhr made a formal motion to approve \$13,000 to update the front porch (roof area) over the main entrance to the WIA Offices. The motion was seconded by Gleason. Motion passed unanimously.

- Carpet cleaning of the WIA/WPS offices and downstairs was completed on November 22, 2021.
- Some painting along the eastern side of the WIA Barn and offices was completed by the Common Area Director. Existing paint supplies were used, and the time was volunteered.
- Firewise mitigation of The Marsh was completed on November 19<sup>th</sup>. The mitigation of the Common Area along Woodmoor Drive was paid for by WIA, but done in conjunction with the State mitigation grant for resident mitigation in an effort to create a fire break corridor along Woodmoor Drive.
- A dead, lightning-struck Ponderosa Pine along Deer Creek Road, in the WIA Common Area, was removed due to continued deterioration and safety issues. The work was completed on December 13<sup>th</sup>.

#### 14. President's Report-

Bush reported the following:

- Bush thanked Cutler for his time on painting at the Barn. He also thanked Gleason, Nielsen, and Bille for their time in meeting with the County on the School Zone signs. He congratulated them for their accomplishment in getting the signage updated.
- Reminder to residents to please put your trash cans away (out of sight) after trash pickup.
- Reminder that there is high fire danger, due to lack of precipitation. Please do not open burn and absolutely no fireworks.
- Bush thanked Jackie Burhans, WIA resident and OCN reporter, for showing up for the monthly WIA meetings and for the great work she does in writing up the monthly meeting articles.

#### Old Business

None

#### New Business

**15. Approval of Barn project.** Addressed in the Common Area report.

The meeting was adjourned at 7:15pm.

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Rick DePaiva, Secretary

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Date