

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 23, 2022

EXECUTIVE SESSION- 6:00pm – 6:58pm

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), Connie Brown (Treasurer), Cindy Thrush (Director of Covenants), Ed Miller (Director of Forestry), and Per Suhr (Director of Architectural Control).

Board members absent: Steve Cutler (Director of Common Areas) 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: Eight (8), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. Miller 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 February 23, 2022 Reorganization and Board Meeting minutes. There were none. A motion to approve the February 23, 2022 Reorganization and Board Meeting minutes was made by Suhr, seconded by DePaiva. The motion carried unanimously.

4. Owner Comments- JoAnn Schmitz brought up concerns about transparency within the Architectural Control process. The Board and the ACC will look into their policies and procedures. Rebecca Hicks brought up concerns about the North Bay and Waterside proposed developments. As WIA has not received formal plans for these developments, her concerns will be considered at that time. Jackie Burhans brought up that the WIA website needs to be updated on projects within Woodmoor. Vice President Bille asked Cagliari to work with the webmaster to get the information updated. Ms. Burhans also asked for clarification on the process for approval on developments. Bush explained how the process works for WIA once El Paso County has approved a development.

Reports

5. Vice-President's Report-

Bille had nothing to report at this time, except that we will work on getting the website updated.

6. Secretary/Director of Community Outreach-

DePaiva reported the following:

- He attended the bi-monthly NEPCO meeting on March 19th. He will work with Cagliari to get the information posted.

7. Treasurer's Report-

Brown reported the following:

- There are currently 205 unpaid accounts for 2022. A notice was mailed giving them until April 8th to pay. A letter will be sent if payment is not received giving residents until May 6th to pay or liens will be filed.
- The staff is doing a great job of holding down expenses.

8. HOA Administrator's Report-

Cagliari reported the following:

- There is an informational meeting being held in The Barn next Tuesday, March 29th at 6 pm regarding the two proposed residential developments at Woodmoor Drive and Deer Creek Road and on Deer Creek Road east of The Cove. They are called Waterside and North Bay at Lake Woodmoor. WIA has not received a formal application for either project, so we have no information. An email blast was sent out earlier today with the map and contact information for the project coordinator at NES.
- In addition to the information about past due accounts from Brown, the staff is also currently evaluating past due accounts that already have liens for those that will be sent a certified letter informing them if we don't receive payment within 30 days, or payment arrangements are not made, we will be asking the Board for authorization to turn those accounts over to the attorney for collection.

9. Director of Covenant's Report-

Thrush reported the following:

- There were 4 violations in February, and two were unfounded. There were 10 issues resolved with a friendly email or letter, removing the need for formal violation notices. There was a very low submission volume.
- There were 12 HOA inspections performed, with no violations identified.
- There were no hearings in March.
- There are currently no residents going to hearing in April; however, there may be two to three.

10. Director of Public Safety's Report-

Nielsen reported the following for Gleason:

- SRTS is still progressing. Right of Ways are completed and they are awaiting County approval, then the project will be put out to bid.
- There have been reports of residential burglaries in the area and vehicle burglaries of cars left unlocked. Please keep garage doors closed and vehicles lock that are left outside.

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 23 projects submitted in February. 15 were approved by the ACC Administrator, and 7 were approved by the Architectural Control Committee, with one being disapproved. There have been 72 projects submitted in 2022.

12. Director of Forestry's Report-

Miller reported the following:

- There were 10 forestry, firewise, and grant visits in February.
- The SFA-WUI grant is going well. 40% of the primary intended recipients are in progress or complete. Approximately 18 acres have been fully treated and another 10+ acres are in process. More contact will be made in the future, either by mail, email or phone. Another reimbursement package will be submitted in April.
- The annual Chipping Days will be on June 25 & 26 and July 30 & 31.

13. Director of Common Areas' Report-

Pearsall had the following to report for Cutler:

- Contracts for lawn mowing and maintenance of The Barn and the Common Areas in 2022 have been finalized with all of our contractors. Scheduled work by the contractors will begin in May. No major cost increases were incurred this year and all work was bid within the approved budget.
- There was a water main break at the WIA Offices on February 14, 2022, which flooded the north end of the basement under The Barn. The leak required the water to be turned off to the building from February 14th through February 19th. The break required excavation to locate the water main and a plumber to repair the damage. The basement was vacuumed and no permanent damage or repairs were required. The total costs for the repair and remediation of the water leak was more than \$13,000. Re-sodding and any sprinkler repairs will be performed in the late spring when the weather is conducive and the sprinkler system is recharged.

14. President's Report-

Bush reported the following:

- Trash cans need to be put inside after pickup. There are a lot of trash cans blowing around in the wind that we have had this week.

- WIA participated in a meeting with El Paso County regarding the expansion of Hwy 105. It will be done in multiple phases. The first phase will start at Jackson Creek Parkway and go east to Lake Woodmoor Drive. The next phase will continue from Lake Woodmoor Drive and go to Martingale Road (east of Furrow Road). The second phase will affect some Woodmoor Common Area property along the north side of Hwy 105, just west of Furrow Road.
- WIA also participated in a meeting regarding the expansion of Jackson Creek Parkway between Hwy105 and Higby Road. Classic Homes, the developer of Monument Junction, will be responsible for the expansion from Hwy 105 south for approximately $\frac{1}{4}$ of a mile. The Town of Monument will be responsible for the remainder of the road to Higby. They envision that it will look similar to the southern part of Jackson Creek Parkway that runs south of Higby Road.

Old Business

None.

New Business

15. The Walters Open Space Committee (WOSC LLC) has been in negotiations with WIA to donate approximately 65 acres of property in south Woodmoor, which will become Woodmoor Common Area. The property will be donated to WIA once all filings are completed with El Paso County.

Motion: Brown made a motion to allow Bush and Bille to sign the necessary paperwork for the transfer of the property from WOSC LLC to WIA. The motion was seconded by Miller. The motion passed unanimously.

The meeting was adjourned at 7:41pm.

Rick DePaiva, Secretary

Date