

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

April 27, 2022

EXECUTIVE SESSION- 5:58pm – 6:50pm

### BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:01pm.

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

Board members absent: Connie Brown (Treasurer)

Staff in attendance: Denise Cagliari (HOA Administrator), Kevin Nielsen (Chief of Woodmoor Public Safety), and Bob Pearsall (Architectural Control/Common Area Administrator).

Visitors present: Five (5), 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 March 23, 2022 Board Meeting minutes. There were none. A motion to approve the March 23, 2022 Board Meeting minutes was made by DePaiva, seconded by Bille. The motion carried unanimously.

4. Owner Comments- JoAnn Schmitz brought up concerns regarding privacy of ACC applications, the process for replatting of lots within Woodmoor, and House Bill 22-1111, which is in reference to insurance for homeowners. Jan Farish brought up her concerns regarding short-term rentals. Bush stated that WIA cannot prevent someone from using their home as a short-term rental, but we can regulate it. All short-term rentals must register with WIA and provide contact information, in case of a reported problem/violation. She had concerns about the renters smoking outdoors. It was explained that under the current Stage 1 Fire Restrictions, outdoor smoking was still allowed. This would be enforced by El Paso County Sheriff's Office, not WPS.

### Reports

#### 5. Vice-President's Report-

Bille had the following to report:

- The WIA staff has reported that there have been some problems with residents receiving emails. Residents are encouraged to check their SPAM/Junk folders, as it seems this is where the emails are ending up. WIA will work with our email host to rectify this issue.

#### 6. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

#### 7. Treasurer's Report-

Bush reported the following for Brown:

- We are doing well financially, as the staff is holding down expenses.
- Expenses are also down due to a couple of staff vacancies. We are working to hire new employees within the next couple of weeks.

#### 8. HOA Administrator's Report-

Cagliari reported the following:

- WIA will once again partner with the El Paso County Elections Department to be a polling place for the November General Elections. There will be some minor disruption to Barn rentals from October 31<sup>st</sup> through November 8<sup>th</sup>.
- We are down to 93 unpaid accounts. May 6<sup>th</sup> is the deadline for payments to avoid a lien being filed and a \$300 fee being added to the account.
- May Board meeting is Wednesday, May 25<sup>th</sup>.
- Deadline for newsletter articles for the June newsletter is June 1, 2022.
- Matthew Nelson accepted a position as City Arborist with Manitou Springs. His last day at WIA was April 15<sup>th</sup>. We are going to be holding interviews and hopefully hiring his replacement within the next couple of weeks.

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

Thrush reported the following:

- There were 9 violations in March, and 13 unfounded complaints. There were 3 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 14 HOA inspections performed, with 4 violations identified and remedied prior to closing.
- There was 1 hearing in April. The issue was resolved prior to hearing, and there was no fine.
- There are currently no residents going to hearing in May.

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

Gleason reported the following:

- With the warmer weather approaching, please watch for children.

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

Suhr reported the following:

- There were 42 projects submitted in March. 29 were approved by the ACC Administrator, and 10 were approved by the Architectural Control Committee, with 3 being disapproved. There have been 117 projects submitted in 2022.

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

Miller reported the following:

- There were 6 forestry, firewise, and grant visits in March.
- The SFA-WUI grant is going well. 40% of the primary intended recipients are in progress or complete. Approximately 25.18 acres have been fully treated and another 10 - 20 acres are in process. More contact will be made in the future, either by mail, email or phone.
- The annual Chipping Days will be on June 25 & 26 and July 30 & 31.

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

Cutler reported the following:

- The new roof over the front porch of the WIA Office is currently under plan review by Pikes Peak Regional Building Department. The plans have received an engineering stamp. Upon receipt of the building permit, it is anticipated that the actual construction work should take less than two weeks.
- Startup of the sprinkler system should occur sometime after Mother's day. Tru Green has already aerated and done the first fertilizer treatment.
- Planting of the flower beds and pots should occur sometime in May, after Mother's day.
- Installation of the dog waste station at the corner of Regatta Lane and Lower Lake Road will occur in May. The station is already here, and installation should only take a couple of hours.

#### 14. President's Report-

Bush reported the following:

- The agreement with the Walters Open Space Committee (WOSC) to donate approximately 65 acres of common area to WIA has been signed by WIA. It will be signed by WOSC representatives in the next week.
- Deer Creek Road will be closed from Woodmoor Drive to Monument Hill Road for approximately two weeks.

- Congratulations to Per Suhr and Bob Pearsall for coming up with an acceptable solution to the illegal fence on South Park Road.
- Reminder that the bears are out of hibernation, so please keep your trash cans stowed.

**Old Business**

None.

**New Business**

The meeting was adjourned at 7:47pm.

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Rick DePaiva, Secretary

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Date