

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

May 25, 2022

EXECUTIVE SESSION- 6:00pm – 6:59pm

### BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:02pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Rick DePaiva (Secretary/Director of Community Outreach), Connie Brown (Treasurer), 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: Steve Cutler (Director of Common Areas)

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

Visitors present: Four (4), 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 April 27, 2022 Board Meeting minutes. There were none. A motion to approve the April 27, 2022 Board Meeting minutes was made by DePaiva, seconded by Suhr. The motion carried unanimously.

4. Owner Comments- JoAnn Schmitz brought up ACC guidelines for re-platting/rezoning lots within Woodmoor. It was explained that Woodmoor has nothing to do with rezoning, as that is strictly a function of El Paso County. Woodmoor has over the years allowed lots to be re-platted.

### Reports

5. Vice-President's Report-

Bille had nothing to report:

6. Secretary/Director of Community Outreach-

DePaiva reported the following:

- Attended the NEPCO meeting. WIA can publish user name and password for the NEPCO website.

7. Treasurer's Report-

Brown reported the following:

- Everyone is working at holding down expenses.
- Of the 78 unpaid accounts for the year, there will be around 33 liens filed. The others already have a lien from prior years.

8. HOA Administrator's Report-

Cagliari reported the following:

- Justin Gates has joined the Admin team. He came to us via WPS.
- Deadline to submit articles for the June newsletter is June 1<sup>st</sup>.
- July Board meeting will be moved to Wednesday, July 20<sup>th</sup> in the WIA Conference Room.
- The accountant will be here at the beginning of June to perform the review of the 2021 books.

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

Thrush reported the following:

- There were 12 violations in April, and 6 unfounded complaints.
- There were 20 HOA inspections performed.
- There were no hearings in May.
- There is currently one resident going to hearing on June 9<sup>th</sup>. Miller, Gleason, DePaiva, Suhr, and Bush are able to attend.

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

Gleason reported the following:

- WPS has two new hires. Officer Geoff Allen started his law enforcement career for the Woodmoor Police back in the 90s. Officer Brent Horst comes to us from Arizona with an extensive background in security, corrections, and the probation department.
- El Paso County Sheriff has issued Stage 2 Fire Restrictions in El Paso County including Woodmoor. The only allowed burning is in a propane grill and must be used for cooking. Propane fire pits are also prohibited as they are not used for cooking. All other burning of any type is prohibited, including outdoor smoking unless in a building or a vehicle.

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

Suhr reported the following:

- There were 83 projects submitted in April. 62 were approved by the ACC Administrator, and 21 were approved by the Architectural Control Committee. There have been 200 projects submitted in 2022.

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

Miller reported the following:

- There were 26 forestry, firewise, and grant visits in April.
- 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.
- A third recruitment letter to 3 new high-risk grant targets will be mailed in June. The three areas identified are: Woodmoor Forest area, the Caribou East loop, and the Scrub Oak Circle area. It is possible that we will be able to open the grant up to every resident sometime in July.
- There was a packet for reimbursement submitted in April. We are just waiting on the check from the State to be able to reimburse the residents submitted in that packet.
- The annual Chipping Days will be on June 25 & 26 and July 30 & 31.

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

Pearsall reported the following for Cutler (absent):

- The new roof over the front porch of the WIA Office was approved by Pikes Peak Regional Building Department on 5/2/22.
- The sprinkler system was started up on 5/25/22.
- Spring planting of the flower beds and pots is scheduled for the week of 5/30/22.
- Noxious weed spraying will be performed in June. The first mow of the Common Areas should start before July 4<sup>th</sup>.

#### 14. President's Report-

Bush reported the following:

- As a Reserve item, the white folding tables in the Barn will be replaced over the next few months.
- Be aware that there is another phone scam going around for a "relative" in need of money. The call sounds very legitimate; however, be vigilant and check before sending anyone money.

#### Old Business

None

**New Business**

None

The meeting was adjourned at 7:33pm.

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Rick DePaiva, Secretary

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Date