

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

June 22, 2022

EXECUTIVE SESSION- 6:00pm – 6:52pm

### BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:59pm.

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), and Ed Miller (Director of Forestry).

Board members absent: Steve Cutler (Director of Common Areas), Brad Gleason (Director of Public Safety), and Per Suhr (Director of Architectural Control).

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: Three (3), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. Bille moved to approve the agenda, seconded by Brown. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the May 25, 2022 Board Meeting minutes. There were none. A motion to approve the May 25, 2022 Board Meeting minutes was made by DePaiva, seconded by Brown. 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-

DePaiva had nothing to report.

7. Treasurer's Report-

Brown reported the following:

- Staff is still doing a great job holding down expenses.
- There are currently 73 unpaid accounts for the year. 29 liens are in process to be filed.

8. HOA Administrator's Report-

Cagliari reported the following:

- July Board meeting will be held July 20, 2022, due to lack of quorum for July 27, 2022.

9. Director of Covenant's Report-

Thrush reported the following:

- There were 29 total covenant-related items in May, 11 violations were issued, and 2 unfounded complaints.
- There were 24 HOA inspections performed.
- There were 2 hearings in June. One hearing resulted in a \$5,000 fine for an open fire during Stage 2 Fire Restrictions.
- There may be 3 residents going to hearing on July 14<sup>th</sup>.

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

Nielsen reported the following for Gleason (absent):

- SRTS update – only one contractor attended the walk thru for the project. It is unknown if the State will require more. The District received an additional 137k in additional grants for the project. Funds could be released in August and construction can start then.
- WPS will have extra-duty officers working on the 4<sup>th</sup> of July watching for fireworks. All fireworks, including sparklers, are strictly prohibited in Woodmoor at all times. If WPS catches anyone using fireworks, the property owner will receive a violation notice that could be accompanied by a very hefty fine.
- With summer in full swing, please be very careful using fire pits. Only commercially purchased or approved, constructed fire pits with spark arrestors are allowed in Woodmoor. Also, please do not park vehicles off-drive and in the grass, as a hot exhaust/catalytic converter can easily start a fire.

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

Pearsall reported the following for Suhr (absent):

- There were 69 projects submitted in May. 51 projects were approved by the ACC Administrator, and 17 were approved by the Architectural Control Committee. One project was denied for more information. There have been 269 projects submitted in 2022, with a 98.1% approval percentage.

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

Miller reported the following:

- There were 23 forestry, firewise, and grant visits in May.
- 3 new high-risk grant target areas will receive letters 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 late July.
- There was a packet for reimbursement submitted in April, and due to issues beyond our control, the packet had to be re-submitted. 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):

- Work began on 6/14/2022 on the front porch to the WIA offices. It should be completed by the end of June.
- Weeding of the rocks and flower beds at the WIA Office/Barn was done by a high school student.
- Noxious weed spraying of the Common Areas has been completed. Mowing will start after July 4<sup>th</sup>.
- Bids for the annual mowing and noxious weed spraying for the newly acquired Preserve Common Area are being solicited and submitted to the Board for review and approval.
- Several downed tree branches and one very large tree that snapped in two, due to the late May snowstorm, were removed from various Common Areas during the week of June 6<sup>th</sup>.
- A large nuisance tree with an illegal and unapproved treehouse was mitigated and cleared at The Meadows. The tree and treehouse posed a danger if climbed or used.

#### 14. President's Report-

Bush reported the following:

- Bush requested from Nielsen that when WPS performs its annual road survey, that WIA also send a letter, and possibly pictures, to El Paso County Roads. Nielsen noted that he may also submit service orders through the County's Citizen Connect portal.
- Bush announced that WOSC LLC donated 65 acres of Common Area, known as the South Woodmoor Preserve, to WIA. This was completed on June 9, 2022. WIA will work with certain residents in the area to attain cooperative agreements, which will allow WIA to maintain the area, as we would any other WIA Common Area.
- Reminder that WIA takes fireworks very seriously. As previously mentioned, the Board has authorized overtime for additional officers to be available on July 3<sup>rd</sup> and 4<sup>th</sup> to monitor for illegal use of fireworks within Woodmoor.

- The construction at Lake Woodmoor by Woodmoor Water & Sanitation District has been completed; however, the trail on the top of the dam will remain closed for the time being.
- Reminder that you need to keep your trash cans stowed. The bears are out in full force.

**Old Business**

None

**New Business**

None

The meeting was adjourned at 7:15pm.

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Rick DePaiva, Secretary

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Date