

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 20, 2022

EXECUTIVE SESSION- 6:19pm – 6:46pm

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:57pm.

Board members present: Brian Bush (President), Rick DePaiva (Secretary/Director of Community Outreach), Connie Brown (Treasurer), Brad Gleason (Director of Public Safety), Per Suhr (Director of Architectural Control), and Ed Miller (Director of Forestry).

Board members absent: Steve Cutler (Director of Common Areas), Peter Bille (Vice-President), and Cindy Thrush (Director of Covenants).

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. DePaiva moved to approve the agenda, seconded by Miller. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the June 22, 2022 Board Meeting minutes. There were none. A motion to approve the June 22, 2022 Board Meeting minutes was made by Brown, seconded by Suhr. The motion carried unanimously.

4. Owner Comments- Jennifer Davis brought up some concerns she has regarding the newly acquired South Woodmoor Preserve (known as The Preserve) property. She has concerns regarding the damaged raptor poles, where WIA plans to put benches and poop stations, and about undesirable persons walking on the trail system. Bush assured Ms. Davis that the Board will do what is necessary to remove and/or replace the damaged raptor poles. If she has suggestions for placement of the benches and poop stations, she is welcome to bring that to the attention of the Common Area Administrator or Director.

Jackie Burhans, resident and OCN reporter, asked who Kyle Blakely with District #38 should contact in regards to making a presentation at the August 24th Board meeting regarding the D38 MLO on the ballot in November. Bush asked Jackie to give him Denise Cagliari's contact information, and she will get him on the agenda.

Reports

5. Vice-President's Report-

Bush had nothing to report for Bille (absent).

6. Secretary/Director of Community Outreach-

DePaiva had nothing to report, other than to thank Cagliari for attending the July NEPCO meeting in his place.

7. Treasurer's Report-

Brown reported the following:

- There are currently 66 unpaid accounts. Twenty-four liens were filed.
- Expenses are down, due to a good job by the staff.

8. HOA Administrator's Report-

Cagliari reported the following:

- August Board meeting will be Wednesday, August 24, 2022.
- The deadline to submit articles for the September newsletter is Monday, August 29th.

9. Director of Covenant's Report-

Gates reported the following for Thrush (absent):

- There were 50 total covenant-related items in June, 10 violations were issued, and 13 unfounded complaints.
- There were 27 covenant issues resolved with a friendly letter or email.
- There were 24 HOA inspections performed.
- There were 2 hearings in July for fireworks. A total of \$7,500 in fines were assessed.
- There are currently no hearings in August.

10. Director of Public Safety's Report-

Gleason reported the following:

- WPS completed the 2022 road condition survey. We will be forwarding the information to Department of Public Works at the County.
- Officers are noticing a large amount of trailers, campers, and RVs parked on lots. Letters will be issued.
- We are encouraging everyone to mow their tall grasses and weeds. WPS will be checking all properties in Woodmoor soon. The fire danger is just too high to let the grasses and weeds get too tall.

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 54 projects submitted in June. 42 projects were approved by the ACC Administrator, and 11 were approved by the Architectural Control Committee. One project was denied. There have been 325 projects submitted in 2022, with a 97.5% approval percentage.

12. Director of Forestry's Report-

Miller reported the following:

- There were 14 forestry, firewise, and grant visits in June.
- The Woodmoor Forest area, the Caribou East loop, and the Scrub Oak Circle area residents (approximately 365) received letters to participate in the grant. Of those, we have had 70 request evaluations.
- The last packet for reimbursement was approved. WIA received the check from the State and has reimbursed the residents submitted in that packet.
- A new packet will be ready to submit by the last week of July with approximately 15 residents included. Over 10 acres were mitigated, totaling over \$28,000 in reimbursement.
- The Chipping event in June was a huge success. Despite the cold and wet conditions, we processed approximately 260 loads of limbs, needles, and slash, totaling approximately 175 cubic yards with virtually no waiting.
- The last Chipping event will be on July 30 & 31 at Lewis Palmer High School.

13. Director of Common Areas' Report-

Pearsall reported the following for Cutler (absent):

- Work on the front porch to the WIA office was completed on July 13, 2022. The work has been inspected and the permit has been closed.
- The floor of the Barn was sanded and refinished this week. The Barn will reopen to events on July 23rd.
- Mowing of the Common Areas, including The Preserve, was completed the week of July 11, 2022. It is anticipated that the second mowing will occur in mid-October, if required.
- WIA was unable to secure a contractor for noxious weed spraying of The Preserve for 2022. We will focus our efforts for an early weed spray in 2023.
- WIA has contracted for mitigation of dead trees at Toboggan Hill. There are currently 13 dead trees and some downed limbs at Toboggan Hill that need to be removed. The project is on the schedule for mid-August.
- Two new dog waste stations were installed. One at the southern end of The Meadows Trail and one at the corner of Regatta Lane and Lower Lake Road. The new waste stations were added to WIA's service contract with The Scoop and are being serviced weekly. We have 10 waste stations on Woodmoor Common Areas.

14. President's Report-

Bush reported the following:

- Bush requested the Common Area Administrator and Common Area Director to perform a full inspection of The Preserve.
- Bush also said he has received a lot of great comments on the mowing of the Common Areas.

Old Business

None

New Business

None

The meeting was adjourned at 7:46pm.

Rick DePaiva, Secretary

Date