

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

August 24, 2022

EXECUTIVE SESSION- 6:16pm – 6:53pm

BOARD MEETING –

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

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

Board members absent: Peter Bille (Vice-President).

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: Twenty-nine (29), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were none. Miller 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 July 20, 2022 Board Meeting minutes. There were none. A motion to approve the July 20, 2022 Board Meeting minutes was made by Brown, seconded by Suhr. The motion carried unanimously.

4. At this point in the meeting District 38 Superintendent KC Somers made a presentation to the Board and audience members regarding the Mill Levy Override (MLO) that will be on the November ballot. This MLO would go specifically for teachers and non-administrative personnel salaries.

5. Tish Norman, with the Walters Open Space Committee (WOSC, LLC), made a presentation regarding the property that WOSC donated to WIA and their suggestions for certain improvements on the property. Bush stated that the Board would take this under advisement and get back to them at a later date.

6. Owner Comments- Held until end of meeting.

Reports

7. Vice-President's Report-

Bush had nothing to report for Bille (absent).

8. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

9. Treasurer's Report-

Brown reported the following:

- There are currently 61 unpaid accounts. Twenty-four liens were filed, and 3 have been satisfied.
- Staff are doing a great job of holding down expenses.

10. HOA Administrator's Report-

Cagliari reported the following:

- Deadline to submit articles for the September newsletter is August 29th.
- The September Board meeting is Wednesday, September 28th.
- The Barn will be utilized as a polling place for the elections in November.

11. Director of Covenant's Report-

Thrush reported the following:

- There were 46 total covenant-related items in July, 4 violations were issued, and 10 unfounded complaints.
- There were 32 covenant issues resolved with a friendly letter, phone call or email.
- There were 11 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 scheduled in September.

12. Director of Public Safety's Report-

Gleason reported the following:

- Reminder that school is back in session, so please watch your speeds.

13. Director of Architectural Control's Report-

Suhr reported the following:

- There were 66 projects submitted in July. 55 projects were approved by the ACC Administrator, and 11 were approved by the Architectural Control Committee. There have been 391 projects submitted in 2022, with 383 approved.

14. Director of Forestry's Report-

Miller reported the following:

- There were 75 forestry, firewise, and grant visits in July.
- Due to the large response to the most recent mailing, no new areas are being opened at this time.
- The most recent reimbursement packet was processed and sent on August 1st. Over 11 acres were mitigated, totaling over \$33,000 in reimbursement. As soon as the check is received from the State, we will process the reimbursements to the residents.
- A new packet will be ready to submit no later than the last week of September with approximately 15 to 20 new lots included.
- The Chipping events in June and July were a huge success! In June, we processed approximately 260 loads worth of limbs, needles, and slash totaling approximately 150 cubic yards of material removed and received \$165.00 in donations. In July, we processed approximately 346 loads worth of limbs, needles, and slash totaling approximately 210 cubic yards of material removed and received \$222.00 in donations.
- Thanks was given to all of the Forestry volunteers and Wilder Excavation for all of their help and support in making this year a huge success!!

15. Director of Common Areas' Report-

Cutler reported the following:

- New tables were ordered for The Barn. The tables were delivered August 22, 2022 and switched out with the old tables. Old tables are being offered to WIA residents by the Board of Directors for \$10 each. See Denise in the WIA Office if you wish to purchase any of the tables.
- Mitigation of dead trees at Toboggan Hill was completed on 8/18/22. All trees on the bid were removed and the stumps ground. Planting of new trees along Toboggan Hill Road is anticipated for the spring of 2023.
- The second mowing of Woodmoor Common Areas, including The Preserve, is scheduled for the second week of October.

16. President's Report-

Bush reported the following:

- Woodmoor Country Club will be removing dead trees on their property over the winter months.
- WIA met with representatives from David Weekley Homes, who will be the builder for 131 homes in South Woodmoor in an area known as Cloverleaf. They presented their Covenants and Project Design Standards Manual for input from WIA. WIA made some suggestions, and we are awaiting the updated documents.

Motion: Cutler advised the Board that there is a drainage problem in front of the WIA Offices and that it can be fixed for \$3,000. Miller made a motion to approve the expenditure of \$3,000 for the repairs, and the motion was seconded by Suhr. The motion passed unanimously.

At this time, a group of homeowners opposed to a replat that was approved by the ACC presented their comments to the Board. Attorney Paul Danborn, who represents some of the neighbors, brought up several of their concerns and his interpretation of how our procedures may or may not be in conflict with our Covenants. After much discussion, Bush advised that WIA will take these concerns under advisement and consult with our attorney. A written response will be sent to Mr. Danborn.

Old Business

None

New Business

None

The meeting was adjourned at 8:58pm.

Rick DePaiva, Secretary

Date