

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

September 28, 2022

EXECUTIVE SESSION- 6:00pm – 6:58pm

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), 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: none

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: Six (6), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were none. Cutler 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 August 24, 2022 Board Meeting minutes. There were none. A motion to approve the August 24, 2022 Board Meeting minutes was made by DePaiva, seconded by Miller. The motion carried unanimously.

Prior to Owner Comments a representative from Kiewit Engineering notified everyone present that his company, which was contracted through El Paso County Public Works, would be working on Lake Woodmoor Drive, as well as Fairplay, performing crack repair, milling, and paving over the next couple of weeks. He left some information for people to pick up.

4. Owner Comments: Tish Norman notified the WIA Board that WOSC LLC was working with El Paso County Planning to remove the 5' easement noted on the Plat for Filings 2 and 3, so that they were the same as Filing 1. Sarah Cole wanted a brief explanation from the Board as to why they voted to deny the appeal of the Westview Replat. Bush explained that based on the information received from the WIA attorney, the Board voted to deny the appeal.

Reports

5. Vice-President's Report-

Bille reported the following:

- The computer systems in the WIA/WPS Offices are now 7 years old, and we are looking into new systems, including a new server, which are Reserve expenses.
- WIA is also negotiating a new copier contract.

6 Secretary/Director of Community Outreach-

DePaiva reported the following:

- He and Bush attended the most recent NEPCO meeting. He will be working with Cagliari and our webmaster to get the NEPCO information on the WIA website for everyone to access.
- Bush informed those present the he and Cagliari would be attending a workshop sponsored by the WIA attorneys on HB22-1137 on October 8th.

7. Treasurer's Report-

Brown reported the following:

- There are currently 60 unpaid accounts.
- The Board is currently working on the 2023 budget.

8. HOA Administrator's Report-

Cagliaro reported the following:

- The October Board meeting is Wednesday, October 26, 2022.

9. Director of Covenant's Report-

Thrush reported the following:

- There were 45 total covenant-related items in August, 2 violations were issued, and 7 unfounded complaints. 36 issues were resolved with friendly letters, emails and phone calls, removing the need for formal violations.
- There were 26 HOA inspections performed.
- There was one hearing in August for an appeal of a fireworks fine. The fine was upheld by the Board.
- There are currently no hearings scheduled in October.

10. Director of Public Safety's Report-

Gleason reported the following:

- On September 8th there were several garage burglaries in Woodmoor and other neighboring areas, where bicycles were taken. The burglars were using garage door openers that they accessed through unlocked cars, or in two instances they broke the car windows to access the openers, to then access the garages to steal bicycles.
- WPS is once again fully staffed with 8 officers.

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 62 projects submitted in August. 51 projects were approved by the ACC Administrator, and 10 were approved by the Architectural Control Committee. One project was disapproved. There have been 454 projects submitted in 2022, with 444 approved.

12. Director of Forestry's Report-

Miller reported the following:

- There were 38 forestry, firewise, and grant visits in August.
- We recently received and dispersed over \$33,000 back to the residents who took part in the SFA-WUI Grant.
- A new reimbursement packet was submitted no September 26th. Over 13 acres were mitigated, totaling over \$44,000 in reimbursements being submitted. The average turn-around time has been 6 to 7 weeks.
- Please check for dead, diseased, and infected trees on your lot and get them removed. Dead trees create a fire hazard and pest issues for your other trees if left unchecked. If you need help locating them on your lot, please reach out to Justin Gates by email at justin@woodmoor.org or by calling the WIA Office 719-488-2693 extension 4.

13. Director of Common Areas' Report-

Cutler reported the following:

- Drainage improvements in front of the WIA/WPS Offices was completed on September 9, 2022.
- Mitigation of ten dead trees at The Point was completed on 9/26/22. All trees on the bid were removed and the chipped on site.
- The second mowing of Woodmoor Common Areas, including The Preserve, is scheduled for the second week of October.

14. President's Report-

Bush reported the following:

- For those residents that have maintained their properties and mowed their tall grasses – thank you.
- Also, thank you to those residents that are diligent about putting their trash cans away in a timely manner – thank you.
- Bush asked the Board to consider having Cagliaro send an email blast with the information provided by D38 regarding their mill levy override proposal on the November ballot.

Motion: Bille made a motion to have Cagliariro send the email blast on September 30th regarding the D38 mill levy override with specific language that it is for informational purposes so that individuals can be informed when they vote on the issue. Suhr seconded the motion. The motion passes unanimously.

Old Business

None

New Business

None

The meeting was adjourned at 7:21pm.

Rick DePaiva, Secretary

Date