

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 26, 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), Steve Cutler (Director of Common Areas), Per Suhr (Director of Architectural Control), and Ed Miller (Director of Forestry).

Board members absent: 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: Eight (8), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were none. Brown moved to approve the agenda, seconded by Bille. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the September 28, 2022 Board Meeting minutes. There were none. A motion to approve the September 28, 2022 Board Meeting minutes was made by Suhr, seconded by DePaiva. The motion carried unanimously.

4. Owner Comments: There were six residents present that each expressed their concerns regarding the potential approval by the Board of County Commissioners (BOCC) of a Minor Kennel Special Use Permit by a resident in south Woodmoor. Although some of these residents and others that were not present, along with the WIA, had submitted letters/emails to the Planning Commission in opposition to this special use permit, the Planning Commission recommendation to the BOCC is for approval. The BOCC will meet on November 1st at 1 pm to approve or disapprove this special use permit. Some residents present said they would be attending the BOCC meeting, and they respectfully asked for a representative from WIA to also be there.

The same residents also vehemently oppose the rumors that WIA has plans to build a parking area at The Preserve in south Woodmoor. The members present were told that the current WIA plans have no parking areas being constructed at The Preserve.

Reports

5. Vice-President's Report-

Bille reported the following:

- Bille and Cagliari are interviewing IT support companies to provide services.
- WIA has negotiated a new copier contract.

6 Secretary/Director of Community Outreach-

DePaiva had no report

7. Treasurer's Report-

Brown reported the following:

- The staff is doing a great job of holding down expenses.
- The Board is currently working on the 2023 budget. It will be voted on at the November meeting.

8. HOA Administrator's Report-

Cagliaro reported the following:

- The November Board meeting is Wednesday, November 16, 2022.
- Deadline to submit articles for the December newsletter is November 28, 2022.

9. Director of Covenant's Report-

Gates reported the following for Thrush (absent):

- There were 64 total covenant-related items in September, 7 violations were issued, with 8 unfounded complaints. 49 issues were resolved with friendly letters, emails and phone calls, removing the need for formal violations.
- There were 14 HOA inspections performed.
- There were no hearings in October.
- There are currently no hearings scheduled in November.

10. Director of Public Safety's Report-

Gleason reported the following:

- Just a reminder that winter is coming and to please slow down on the roads.
- Also a reminder that El Paso County Dept of Public Works is responsible for the roads in Woodmoor.
- Please keep your vehicles locked to avoid auto thefts.

11. Director of Architectural Control's Report-

Suhr reported the following:

- There were 38 projects submitted in September. 33 projects were approved by the ACC Administrator, and 5 were approved by the Architectural Control Committee.

12. Director of Forestry's Report-

Miller reported the following:

- There were 20 forestry, firewise, and grant visits in September.
- A new reimbursement packet was submitted on 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.
- We have seen a slight uptick in Mountain Pine Beetle attacks in the area. Please check for dead, diseased, and infected trees on your lot and get them removed. 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:

- Fountains and the sprinkler system shutdown/blowout will be completed by October 31, 2022.
- Mitigation of dead trees at The Point, on the Fairplay Median, and at The Marsh, along with scrub oak mitigation on The Preserve are scheduled for the second week of November.
- The second mowing of Woodmoor Common Areas, including The Preserve, is scheduled to be completed the week of October 31, 2022.

14. President's Report-

Bush reported the following:

- Bush asked Pearsall to express his sincere appreciation for the great job that the mower is doing.

Old Business

None

New Business

None

The meeting was adjourned at 7:55pm.

Rick DePaiva, Secretary

Date