



2023 Annual Meeting Welcome!

Brian X. Bush, President
Woodmoor Improvement Association
Board of Directors

Working together to improve our community

Pledge of Allegiance



Meeting Overview

A large, stylized feather graphic in a light tan color is positioned on the left side of the slide, extending from the bottom towards the top. It has a central rachis with many fine barbs branching out, giving it a delicate, feathery appearance. The background of the slide is a light blue gradient.

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- **Call to Order**
 - **Required Protocols**
 - **WIA Responsibilities**
 - **Conduct of the Meeting**
 - **Board of Directors and Staff**
 - **2022 Overview/2023 Preview**
 - **Awards**
 - **Election Procedures**
 - **Election**
 - **Q&A**
 - **Adjourn**



Required Protocols

- **Confirmation of Quorum – thanks to our residents for returning their ballots. Nominated volunteers will be elected to the new Board of Directors.**

Conduct of the Meeting

- **Conducting Meetings**

- (a) Association meetings shall be conducted in accordance with the Association Documents, especially the Association Bylaws, and in accordance with the Colorado Revised Nonprofit Corporation Act. In addition, all meetings shall be conducted in accordance with the most recent version of *Robert's Rules of Order*. Please be respectful and civil.

Conduct of the Meeting

- **Owner Participation at Annual and Special Meetings of Owners**
 - (a) Any Owner or designated representative of the Owner may speak at the designated time in the agenda upon any issue requiring a vote of the Owners.
 - (b) The total length of any time for Owners or designated representatives speaking on a single issue of any meeting of the Owners shall not exceed the time set forth by the President at the beginning, but not exceeding a time limit of 20 minutes total, and the President shall pro-rate that time among the various Owners who speak on the issue.
 - (c) All issues, complaints, and requests shall be submitted to the Board in writing five days prior to the annual meeting.

WIA's Role

- **Covenant Control**
- **Architectural Control**
- **Common Area Improvements and Maintenance**
- **Woodmoor Public Safety**
- **Issues in surrounding areas potentially affecting WIA**

2022 Board of Directors

- **Brian X. Bush - President**
- **Peter Bille - Vice President**
- **Connie Brown - Treasurer**
- **Rick Depaiva - Secretary/Community Outreach**
- **Per Suhr - Architectural Control**
- **Steve Cutler - Common Areas**
- **Ed Miller - Forestry**
- **Cindy Thrush - Covenant Control**
- **Brad Gleason - Public Safety**

WIA Staff

Administration		Serving Woodmoor Since
Denise Cagliaro, Administrator		2010
Robert Pearsall, ACC/Common Areas		2012
Justin Gates, Covenants/ Forestry		2014
Amber Garner, Bookkeeper/Barn Rentals		2018
Woodmoor Public Safety		
Kevin Nielsen, Chief WPS		1991
Chad Forquer, Deputy Chief		2001
Arthur (Art) Brown, Officer		1998
Karl Schill, Officer		2011
Drew Olson, Officer		2016
Shannon Sare, Officer		2020
Geoff Allen, Officer		2022
Jacob Osman, Officer		2022

2022 Highlights

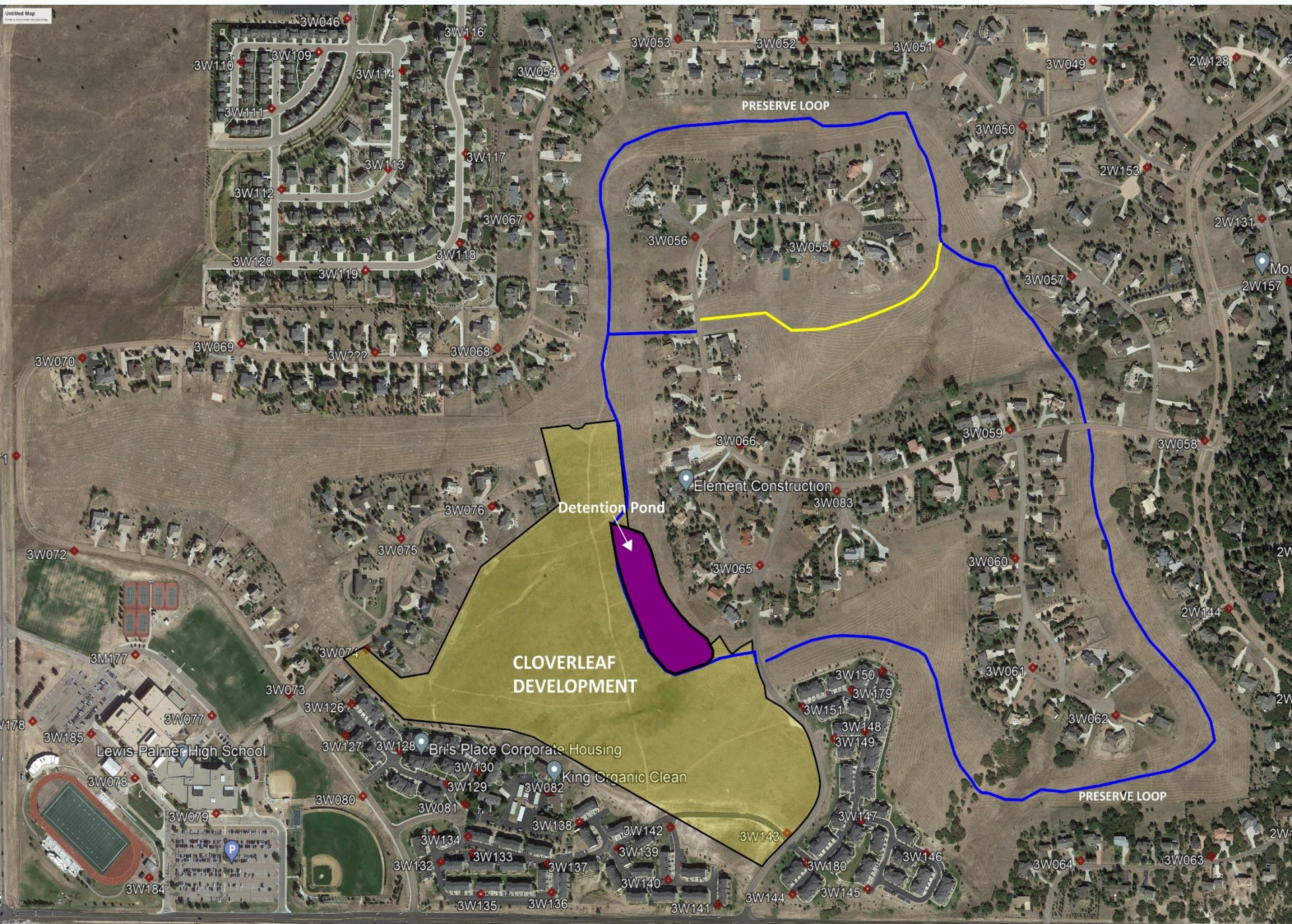
- Modest improvements to community center (small roof, drainage, refinish barn floor, new tables)
- Continuing to help District 38 construct Safe Route to Schools
- \$245K state mitigation grant (resident matching) to facilitate defensible corridor along Woodmoor Drive.
- Four “free-to-residents” chipping days (over two weekends)
- Accepted South Woodmoor Preserve as additional common area in June from Walters Open Space Committee, LLC

South Woodmoor Preserve



Approximately 65 acres of additional common area. Per the donation agreement, WIA agreed to maintain the property and make certain improvements:

- **Mowing of the property twice yearly**
- **Spraying the property for noxious weeds**
- **Firewise Mitigation, especially of the scrub oak clusters**
- **Upgrading of the main loop walking trail with Class 6 road base**
- **Installing dog waste stations along the walking trail for collection and disposal**
- **Installing park benches along the trail for the enjoyment of the residents**



WIA & Area Developments



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- **WIA is a member of NEPCO (Northern El Paso County Coalition of Community Associations) which tracks new developments**
 - **WIA board submitted comments opposing routine back entrance/exit from proposed Caliber apartment complex (has been withdrawn)**
 - **WIA board submitted second comments opposing routine use of back entrance onto South Park by Brookmoor**
 - **WIA working with The Heights POA to monitor proposed development called Monument Ridge East**
 - **BoCC Parking Regulations**

2022 WIA Income & Expenses

- Increase of 2023 dues (\$8.00 to \$283) after considering the impact of inflation on salaries and cost of improvements
- Top 3 income sources were: Dues, New Construction Fees, Barn/Office Rentals
- WIA/WPS staff doing “great” holding expenses under budget
- Top expenses other than payroll are Common Area Improvements/Maintenance and Forestry Maintenance

2023 Objectives

- **Maintain Strong Commitment to Firewise as a top priority – final year of administration of state grant**
- **Continue to Develop Trails in WIA Common Areas/Enforce Community Standards**
- **WIA will administer covenant/PDSM enforcement for new Cloverleaf development**
- **Continue digitizing WIA Files**

Reserve Fund

- **Well funded vs. the plan;**
- **2022 Expenditures**

Barn Floor Resurfacing

New Tables for the Barn

Woodmoor Public Safety Services

- **Immediate Officer Response:** Armed, trained professionals that can respond to alarms, suspicious activity, complaints, and assists. Emergency response with MFD, State Patrol for accidents, EPSO for agency assists, and motorist assists including vehicle lockouts, winter driving hazards, and jump starting vehicles
- **Vacation Checks:** Check your home while you're away
- **Crime Prevention:** Committed to having the lowest crime rate in El Paso County
- **Traffic Control:** Assist in traffic control at accident scenes, LPES, LPMS, PRHS.
- **24/7 Patrol:** WPS will always have an Officer "on duty". WPS Officers vigorously patrol the community and will respond to almost any complaint or concern you may have
- **Radio System:** WPS can communicate directly with the EPSO, TLMFD, MPD and PLPD over a new 800 Mgz radio system

2022 Public Safety Stats

Serving Citizens of Woodmoor

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▪ On Duty Hours	12,000
▪ Miles driven	72200
▪ Vacation checks completed	12,556
▪ Donations for Vacation checks	\$20,602
▪ Total calls for service	945
▪ Assists	265
▪ Open Doors	162
▪ Suspicious Activity	144
▪ Criminal Activity	52

2022 EPSO Crime Stats

District 1

(Northern El Paso County)

<u>Description</u>	<u>Woodmoor</u>	<u>EPSO District 1</u>
Burglary	6	21
Criminal Trespass Auto	9	61
Motor Vehicle Theft	0	18
Theft (including mail/package)	24	130
Fraud/Forgeries	9	77
Vandalism	11	69

District 1 in El Paso County includes all unincorporated areas South of County Line Road to Northgate Road, West of I-25 to Hwy 83. District 1 includes neighborhoods of Gleneagle, Fox Run, Bent Tree, Kings Deer, Arrowood, Misty Acres, High Pines, Greenland Preserve and of course Woodmoor. These stats do not include any areas in the town limits of Monument or Colorado Springs.

Per EPSO regarding Mountain Springs Recovery Center: Majority of calls for service were “patient calls, animal calls, and parking complaints. A few suicidal and check the welfare calls but nothing of too much concern”. “Dynamic of calls are different in regards to a treatment facility and a hotel”.

Top Covenant Violations for 2022

- Trailers on property in excess of 72 hours –19%
- Barking, loose or aggressive animals – 15%
- 304 Violations (down from 425)
- Many issues resolved with friendly email or telephone call and without board hearing/fines
- **GARBAGE CANS LEFT OUT TOO LONG**

Top ACC Projects for 2022

- Repaint House/Trim – 11.5%
- Deck Repair/Repaint – 8.5%
- 634 Total Projects – down from 762 Total Projects in 2021
- 478 approved in office
- 98.2% approval rate by ACC/staff

Woodmoor Forestry / Firewise

- WIA will have 2 chipping events (four days) during 2023 that will be free to residents
- In order to remain Firewise, residents need to be vigilant about clearing scrub oak, slash, dead limbs, etc. from their property
- **Reminder: NO OPEN FIRES. \$5000 FINE.** Also commercial fire pits must have a spark arrestor with a screen with holes that are no larger than 1/8 inch. Built-in fire pits must be approved by the Monument Fire Protection District and the ACC.

2022 Chipping Day Events



2022 chipping day events were a huge success!

- **Our total for the year came to approx. 606 loads worth of limbs, needles, and slash totaling approx. 385 cubic yards, and \$387.00 in donations.**

Woodmoor SFA-WUI Grant

Western State Fire Assistance Wildland Urban Interface (SFA-WUI)

This grant was written in partnership with the Colorado State Forest Service (CSFS). The awarded amount was \$245,000. This is a 50/50 reimbursement grant. Residents are reimbursed for half of the cost and labor for specific mitigation.

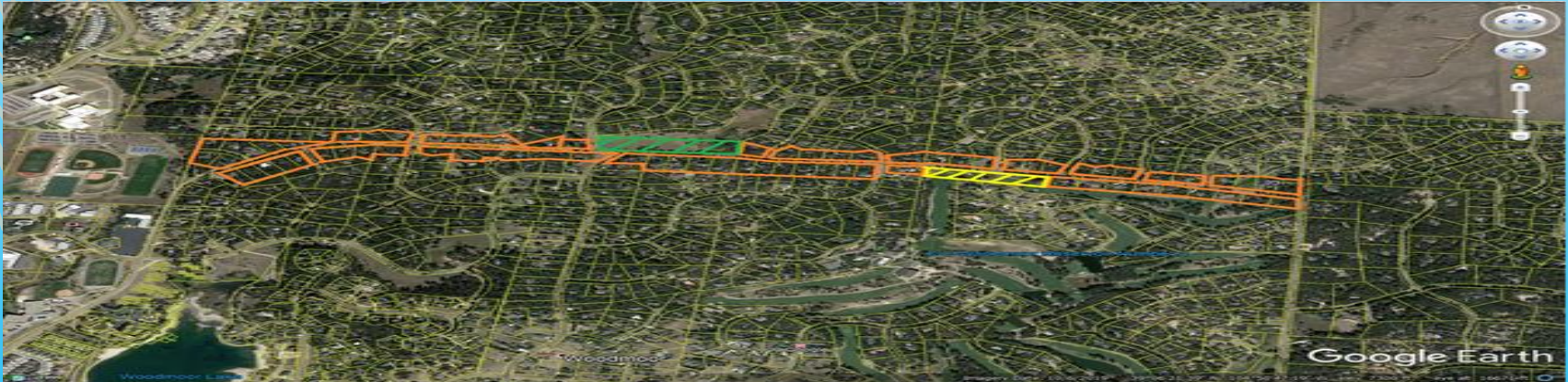
The Woodmoor community currently has a forest that is crowded and has a closed canopy made up of predominantly Ponderosa Pine. Peer reviewed studies have shown that Ponderosa Pine forests have been historically open canopy forests with a clear understory due to being shaped by frequent fires and other natural disturbances.

According to the State Forestry Office, Woodmoor's Ponderosa forest is due for a major disturbance that will change it from a closed canopy unhealthy forest to an open canopy healthy forest. Conditions are ripe for a major catastrophic wild fire or bark beetle infestation. Not a matter of IF, it is a matter of WHEN.

Woodmoor SFA-WUI Grant

Western State Fire Assistance Wildland Urban Interface (SFA-WUI)

This grant was initially awarded to install a shaded fuel break on the East/West portion of Woodmoor Drive. The purpose of this fuel break is to break Woodmoor up into thirds to slow or stop wildfire as it moves through this area.



New areas were opened up in 2022 in order to reduce the amount of fire fuels and to reduce forest density in 3 more high risk areas. These areas were: Woodmoor Forest (Sherwood Glen loop), Caribou Drive loop, and Scrub Oak Circle area.

Woodmoor SFA-WUI Grant

Western State Fire Assistance Wildland Urban Interface (SFA-WUI)

This community has accomplished great things over the past year!

- SFA-WUI Grant 2022 totals
 - 111 Total Lots inspected for Grant funding.
 - 50.42 Acres mitigated and \$201,008.01 reimbursed to participating residents.
 - SFA-WUI Grant 2023 outlook
 - 60 total outstanding Lots working through mitigation
 - \$43,991.99 remaining in current grant funding.
- Working with State Forestry to secure additional funds for Woodmoor.

Woodmoor SFA-WUI Grant

Transformations for a safer and healthier forest!



Woodmoor SFA-WUI Grant

Transformations for a safer and healthier forest!

Before



After



2023 Awards

Good Neighbor Award

- The *Good Neighbor Award* was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized.

A decorative illustration of a pine branch with long, thin needles, rendered in a light tan color. It is positioned on the left side of the slide, extending from the bottom towards the top.

Each Couple Received a \$75 Gift Card to Home Depot

1. Peter & Carol Clark
2. Charles & Shirley Cooke
3. Louis & Sue Plants

Election Procedures

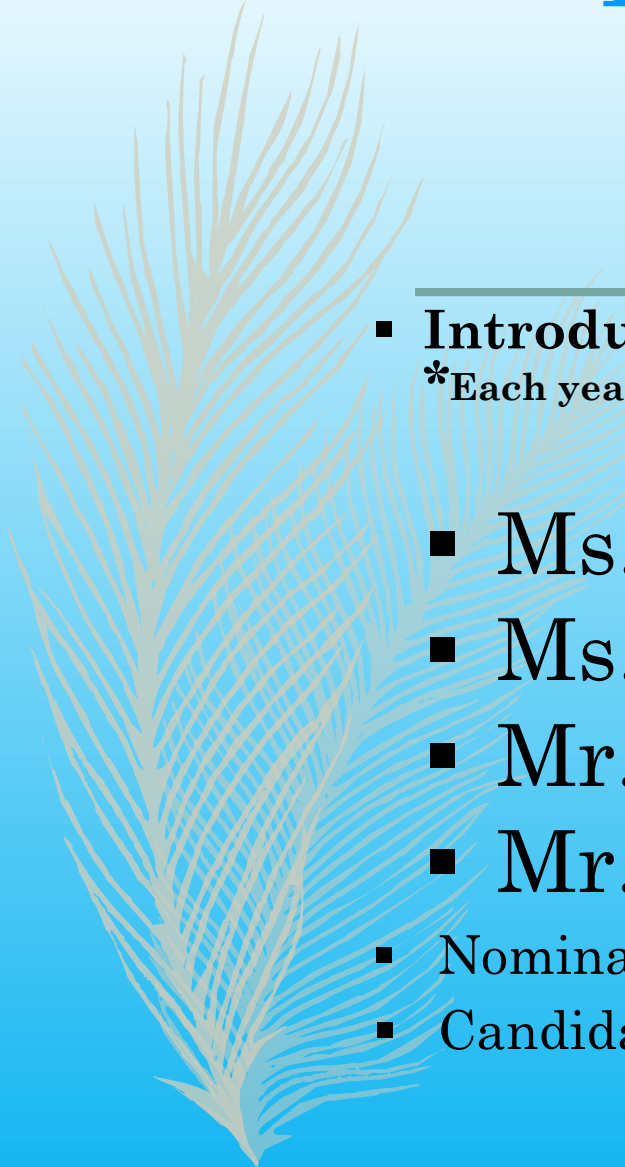
Timeline

- **Candidate declarations were due by 11/28/2022**
- **Ballots mailed to residents on 01/04/2023 - Gov Doc's require ballots to be mailed out not more than 30 days prior**
- **Ballots included pre-paid postage and were addressed to the Woodmoor Improvement Association**
- **Requires minimum of 10% of WIA Residents voting to have election quorum**

Election Procedures (continued)

- **Directed Proxies may be voted by the board**
 - *If voted, the Board will determine how to allocate proxy votes*
- **WIA staff and volunteers count the Ballots (day after annual meeting/weather permitting)**
- **Election judges (me) supervise counting**
- **How to cast vote by ballot at meeting**
- **You may cast or change your ballot at the annual meeting**
- **Contact a WIA staff representative**

Election of Directors

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- **Introduction of Candidates in alphabetical order:**
 - *Each year 3 terms expire and 3 are added
 - Ms. Connie Brown
 - Ms. Jennifer Davis
 - Mr. Rick DePaiva
 - Mr. Brad Gleason
 - Nominations from the Floor
 - Candidate Presentations (3 Minutes Max)

Election of Directors

- If choosing a candidate nominated from the floor, write the name in the space provided on the ballot
- Choose up to 3 candidates by marking the appropriate box next to the candidate's name

**Choosing MORE THAN 3 will
invalidate your ballot**



Finishing Up

Adjourn

THANK YOU FOR
ATTENDING THE 2023 WIA ANNUAL MEETING

Thanks For Coming!