

WOODMOOR IMPROVEMENT ASSOCIATION  
THE BOARD OF DIRECTORS ANNUAL MEETING  
January 30, 2023

BOARD MEETING

1. Call to Order – 7:00 pm by President Brian Bush
  - Welcome
  - Announcements
  - Present: 8 Board Members
  - Staff present: Denise Cagliaro (HOA Manager), Kevin Nielsen (WPS Chief), Admin/ WPS Staff, and 37 Woodmoor members Meeting Overview – Agenda reviewed by Bush
2. Required Protocols
  - a. Recording proof of notice - Bush
  - b. Confirmation of quorum – President Brian Bush certified that a quorum has been obtained based on the number of ballots received.
  - c. Approval of January 31, 2022 Annual Meeting minutes was done by Board at the February 2, 2022 Special/Reorganization Board meeting.
3. Bush went over the WIA Mission, which includes Covenant Control, Architectural Control, maintenance of Common Areas, and Woodmoor Public Safety.
4. Bush noted the Board members and WIA/WPS staff in attendance.
5. Bush went over the 2022 highlights.
6. Bush noted that the dues was increased by \$8.00 for 2023. He then went over the statistics for 2022 income and expenses, as well as highlights for the other functions of WIA
7. Good Neighbor Awards – Peter and Carol Clark (Peter was present to receive the award), Louis and Sue Plants (not present), and Charles and Shirley Cooke (not present). All received \$75 Home Depot give cards.
8. Bush went over the Election Procedures at this time. He asked for any nominations from the floor, and there were none. He gave each member present that was running for the Board a few minutes to speak about themselves and why they wanted to serve on the Board.
9. Q & A –
  - a) The first question was whether or not AirBnBs and Vrbos are allowed in Woodmoor. Our Covenants do not restrict these types of “businesses”; however, we do require them to be registered with WIA.
  - b) A resident asked about the crime statistics shown in the WPS part of the presentation and how they relate to previous years statistics. Overall, Woodmoor has not seen an increase in crime over previous years.
  - c) The next question was in regards to NorthBay and Waterside developments. It was explained that we have received preliminary plans, but the projects have not officially been submitted to the ACC for approval.
  - d) A resident brought up concerns about the whether or not there is enough water for the new construction in the area. Yes, there is enough water for the new construction in the area.

Meeting was adjourned at 7:48 pm.

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Rick DePaiva, Secretary

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Date