

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 22, 2023

EXECUTIVE SESSION- 6:00pm – 6:59pm

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), Steve Cutler (Director of Common Areas), Brad Gleason (Director of Public Safety), Cindy Thrush (Director of Forestry), Ed Miller (Director of Architectural Control), and Per Suhr (Director of Covenants).

Board members absent: Rick DePaiva (Secretary/Director of Community Outreach) and Connie Brown (Treasurer).

Staff in attendance: Denise Cagliari (HOA Manager), Kevin Nielsen (Chief of Woodmoor Public Safety), Justin Gates (Covenants/Forestry Administrator), and Bob Pearsall (Architectural Control/Common Area Administrator).

Visitors present: Five (5), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. Miller moved to approve the agenda, seconded by Cutler. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the 2023 Annual Meeting Minutes or the February 1, 2023 Reorganization Meeting minutes. The Board had not had a chance to review, so the minutes will be approved at the March 22, 2023 Board meeting.

4. Owner Comments- Tish Norman presented the Board with the results of the survey that she presented to her membership of the Walters Open Space Committee, LLC, (WOSC) in regards to the amenities that they are wanting WIA to install on The Preserve in South Woodmoor. Bush explained that WIA will schedule a meeting or gathering in early summer and invite all the residents of South Woodmoor to see what their ideas are. It was reiterated again that WIA has no desire to name the trails in South Woodmoor or anywhere else in Woodmoor. EMS does not have trails on their maps, and they would be able to pinpoint an individual who may be injured either by their cell phone or by the address they are calling from.

Jennifer Davis, a WOSC member and South Woodmoor resident, expressed to the Board that she does not want the trails to be named, and she thanked Gleason for the excellent explanation on how EMS locates persons in need of help.

Angie Curry, a WOSC member stated that they are getting ready to order the map stands that were approved by the ACC and wanted to know about the trail names before they place the order.

Reports

5. Vice-President's Report-

Bille deferred to Cagliari on the IT update.

- Cagliari stated that the new copier was installed, the fax is being converted to an e-fax, and the new computer systems should be installed soon.

6. Secretary/Director of Community Outreach-

Bille reported on the following for DePaiva:

- Bille attended the Board of County Commissioner meeting on February 21 to oppose the new parking ordinance. The BoCC passed the ordinance as it was written. They did state that it could be revisited in the future.

7. Treasurer's Report-

Bush had nothing to report in Brown's absence.

8. HOA Manager's Report-

Cagliaro reported the following:

- The deadline to submit articles for the March newsletter is end of day on Tuesday, February 28th. The newsletter should be available during the first full week of March.
- The March Board meeting will be Wednesday, March 22, 2023 at 7 pm.
- WIA is currently working with Lewis Palmer District 38 on the scheduling of the Chipping Events for 2023. It will be announced in the newsletter, as well as by email blast.

9. Director of Covenant's Report-

Suhr reported the following:

- There were 10 total covenant related items in January, with 3 violations issued, and one was unfounded. There were 7 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 14 HOA inspections performed, with no violations identified.
- There was one hearing held, with no fine assessed.
- There are currently no residents going to hearing in March.

10. Director of Public Safety's Report-

Gleason reported the following:

- Officer Drew Olson resigned from WPS and took a position with the Palmer Lake Police Department. He thanked Drew for his 6 ½ years of service to Woodmoor. WPS is in the process of filling the position.
- March, April, May and June have more Red Flag Warning days than any other time during the year. A Red Flag warning is a weather forecast issued by the National Weather Service that conditions are ideal for wildland fire combustion and rapid spread. Please pay attention to weather conditions before using any outdoor fire pits or charcoal grills.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 28 projects submitted in January. 19 were approved by the ACC Administrator, and 9 were approved by the Architectural Control Committee. That is a 100% approval of submitted projects for the year.

12. Director of Forestry's Report-

Thrush reported the following:

- There were 11 forestry, firewise, and grant visits in January.
- The latest submission for the SFA-WUI grant was sent in on February 14th. 14 lots were included totaling 11 acres mitigated and approximately \$36,000 in reimbursements. The turnaround time is approximately 6 to 7 weeks. To date \$215,210.40 have been submitted and reimbursed back to residents, leaving \$29,789.60 in funds available for reimbursement. We are currently working with the State Forestry office for additional funding for the community.
- The annual Chipping Days will be at Lewis Palmer High School again. We will announce the exact dates once they are confirmed.

13. Director of Common Areas' Report-

Cutler reported the following:

- Contracts for lawn mowing and grass maintenance are currently being finalized for 2023. No major price increases are expected.
- Work on the walking trail in The Preserve started the week of December 26th. Work is ongoing. The majority of the work is expected to be completed by the end of February. Final grading and reseeding of disturbed areas will be completed in April/May time frame as spring approaches.
- Contracts for mowing and noxious weed spraying have been finalized for all the Common Areas along with the new maintenance requirements for The Preserve.
- Forestry and Common Areas are working on a list of priority areas for Fire mitigation on Common Areas for 2023.

14. President's Report-

Bush had nothing to report.

Old Business

None.

New Business

15. Bush announced that he, the staff, and the ACC had reviewed the proposed Project Design Standards Manual (PDSM) and Covenants for the Cloverleaf subdivision. David Weekley Homes had made some suggested changes to the documents and submitted them for approval. The ACC has approved them and recommended that the Board approved them as written.

Motion: Gleason made a motion to approve the documents. The motion was seconded by Bille. The motion passed unanimously.

The meeting was adjourned at 7:47pm.

Rick DePaiva, Secretary

Date