

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

November 16, 2022

EXECUTIVE SESSION- 6:00pm – 6:45pm

### BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:57pm.

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), Cindy Thrush (Director of Covenants), and Ed Miller (Director of Forestry).

Board members absent: Per Suhr (Director of Architectural Control)

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: Two (2), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were none. 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 October 26, 2022 Board Meeting minutes. There were none. A motion to approve the October 26, 2022 Board Meeting minutes was made by DePaiva, seconded by Cutler. The motion carried unanimously.

4. Owner Comments: The only question was whether or not anyone has reported seeing any bears.

### Reports

#### 5. Vice-President's Report-

Bille reported the following:

- Bille and Cagliari are continuing to look into IT support companies to provide services.

#### 6 Secretary/Director of Community Outreach-

DePaiva had the following to report:

- He thanked Bush, Bille, and Gleason for their attendance at the NEPCO meeting. Bush then gave a short synopsis of the meeting.

#### 7. Treasurer's Report-

Brown reported the following:

- The staff is doing a great job of holding down expenses.
- The Board is completed the 2023 budget.

#### 8. HOA Administrator's Report-

Cagliari reported the following:

- Deadline for submitting articles for the December newsletter is November 28, 2022.
- The December Board meeting will be held on Wednesday, December 14, 2022, due to the Christmas holidays.
- The El Paso County Elections Department utilized the Barn for the General Election as a polling place and ballot drop-off location. It seemed to be very busy, and everything went well.

#### 9. Director of Covenant's Report-

Thrush reported the following:

- There were 140 total covenant-related items in October, 15 violations were issued, with 0 unfounded complaints. 125 issues were resolved with friendly letters, emails and phone calls, removing the need for formal violations.
- There were 15 HOA inspections performed.
- There were no hearings in November.
- There will be at least two scheduled hearings in December.

#### 10. Director of Public Safety's Report-

Gleason reported the following:

- SRTS (Safe Routes to School) update: Cathy Wilcox, the grant writer for District 38, is applying for another grant to fund a pedestrian bridge over the spillway on Lake Woodmoor Drive. The paperwork is due on Monday, November 21, 2022. This is a grant from leftover funds from the Pikes Peak Area Council of Governments. It is unknown when this grant may be awarded. We understand that they are taking the spillway out of the existing grant, and once that is approved, they have approval to request bids.
- With the holiday season approaching, please keep in mind that mail and package thefts increase. Thieves will steal mail, as they are looking for gift cards and cash. Please check your mailbox ASAP after delivery and do not place any outgoing mail in your box to be picked up by the carrier.

#### 11. Director of Architectural Control's Report-

Pearsall reported the following for Suhr (absent):

- There were 74 projects submitted in October (which included 38 replats of lots around the Preserve in South Woodmoor). 29 projects were approved by the ACC Administrator, and 45 were approved by the Architectural Control Committee. 555 of the 566 projects submitted for the year have been approved, with at 98.1% approval.

#### 12. Director of Forestry's Report-

Miller reported the following:

- There were 10 forestry, firewise, and grant visits in October.
- The latest packet submitted for reimbursement was paid out during the first full week of November. Over \$44,000 was reimbursed back to residents. A final packet for 2022 will be sent before the end of November.
- Thank you to all of the Forestry volunteers who have done a tremendous job in service to Woodmoor, giving hundreds of hours of their free time to help make Woodmoor a safer, healthier, and more desirable place to live and play.

#### 13. Director of Common Areas' Report-

Cutler reported the following:

- Mitigation of dead trees at The Point, on the Fairplay Median, and at The Marsh, along with scrub oak mitigation on The Preserve were completed the week of November 7th.
- The second mowing of Woodmoor Common Areas, including The Preserve, was completed the week of November 7, 2022.

#### 14. President's Report-

Bush reported the following:

- Bush thanked the Forestry volunteers that attended the luncheon for their time and service to WIA.

#### Old Business

None

#### New Business

15. **Motion:** Brown made a motion to accept the 2023 budget as presented, with the dues going from \$275 to \$283 for 2023. The motion was seconded by Miller. The motion passed unanimously.

The meeting was adjourned at 7:07pm.

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Rick DePaiva, Secretary

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Date