

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 22, 2023

EXECUTIVE SESSION- 6:00pm – 6:59pm

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:03pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), 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), Steve Cutler (Director of Common Areas), 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. There were none. Miller moved to approve the agenda, seconded by Suhr. The motion passed unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the January 30, 2023 Annual Meeting Minutes, the February 1, 2023 Reorganization Meeting minutes, or the February 22, 2023 Board Meeting minutes. There were no changes. Suhr made a motion to approve the January 30, 2023 Annual Meeting Minutes, the February 1, 2023 Reorganization Meeting minutes, and the February 22, 2023 Board Meeting minutes. The motion was seconded by Gleason. Motion passed unanimously.

4. Owner Comments- Jennifer Davis brought her concerns to the Board regarding a complaint that was submitted to the ACC, as well as the Covenants Administrator on March 1st. Bush explained that due to the timing of her complaint, the next ACC meeting was not held until March 14th. Pearsall then was out on vacation for a couple of days, so the letter from the ACC was mailed to her on Monday, March 20th. Until the ACC made their decision regarding her concerns, it could not be considered a complaint to be acted upon by the Covenants Administrator. Bush requested that she wait to receive the letter, and then if she had more questions or concerns, to please meet with the ACC or come to the April 26th Board meeting.

Reports

5. Vice-President's Report-

Bille reported on the following:

- WIA has ordered new computers and a new server. Due to supply chain issues, it could take a few weeks for all equipment to come in and be installed. The current equipment is eight years old.

6. Secretary/Director of Community Outreach-

Bush reported on the following for DePaiva:

- Bush and Bille attended the NEPCO meeting. There was information presented regarding the merger of Wescott Fire and Tri-Lakes Fire. They will become Monument Fire. El Paso County Office of Emergency Management spoke regarding the importance of fire mitigation and knowing evacuation routes out of the community.

7. Treasurer's Report-

Bush reported the following in Brown's absence:

- Staff is doing a great job holding down expenses and dues are still coming in.

8. HOA Manager's Report-

Cagliari reported the following:

- The April Board meeting is Wednesday, April 26, 2023 at 7 pm.
- The new copier was installed on February 8th. The auto scan program is back up and running, so we will continue to scan the old files (about 1 ½ cabinets left to scan), as well as anything new. We are very happy with the machine.
- WIA mailed 200 friendly letters to those residents that had yet to pay their 2023 dues. We have an additional 37 residents that owe at least two years dues, so they will be receiving a different letter. We have received 36 payments, as a result of those letters. We have 203 total unpaid accounts as of today.

9. Director of Covenant's Report-

Suhr reported the following:

- There were 14 total covenant related items in February, with 1 violation 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 8 HOA inspections performed.
- There were 2 hearings held in February, with \$100 in fines assessed. No hearings were held in March.
- There is currently 1 resident going to hearing in April.

10. Director of Public Safety's Report-

Gleason reported the following:

- WPS has hired Darrin Abbink, a retired CSPD Lieutenant. Darrin started training this month and is doing a fantastic job.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 24 projects submitted in February. 14 were approved by the ACC Administrator, and 10 were approved by the Architectural Control Committee. There have been a total of 53 projects submitted and approved in 2023. This is a 100% approval of submitted projects for the year.

12. Director of Forestry's Report-

Thrush reported the following:

- There were 7 forestry, firewise, and grant visits in February.
- The latest grant reimbursement checks were paid out to residents this month. Participants are working through the remaining funds (approximately \$23,000). WIA is working with the State Forestry office for additional and/or new funding opportunities.
- 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-

Pearsall reported the following for Cutler (absent):

- He will work with Cutler to send a notice to the residents around the South Woodmoor Preserve area educating them on noxious weeds and our plans to spray The Preserve this Spring.

14. President's Report-

Bush reported the following:

- WIA representatives met with El Paso County regarding the expansion of Hwy 105, as there are parts of the expansion that will affect Woodmoor Common Areas.
- Bush also met with representatives from La Plata Communities about the NorthBay and Waterside projects north of The Barn and at the north end of the lake. These projects are still in the planning stages.

Old Business

None.

New Business

15. **Motion:** Miller made a motion to approve the revisions to the Project Design Standards Manual. The motion was seconded by Suhr. The motion passed unanimously.

Motion: Gleason made a motion to approve WPS buying at 2023 Toyota RAV4 Hybrid, not to exceed \$38,000. Miller seconded the motion. The motion passed unanimously.

The meeting was adjourned at 7:32pm.

Rick DePaiva, Secretary

Date