

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 26, 2023

EXECUTIVE SESSION- 6:01pm – 6:59pm

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:02pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Rick DePaiva (Secretary/Director of Community Outreach), 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: 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: Three (3), 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 DePaiva. The motion passed unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the March 22, 2023 Board Meeting minutes. There were no changes. Suhr made a motion to approve the March 22, 2023 Board Meeting minutes. The motion was seconded by DePaiva. Motion passed unanimously.

4. Owner Comments- Jennifer Davis stated that she still had not received the letter that WIA mailed on March 20th. Pearsall had a copy and provided it to her.

Reports

5. Vice-President's Report-

Bille had nothing to report.

6. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

7. Treasurer's Report-

Bush reported the following in Brown's absence:

- WIA ended the year of 2022 with a net income of just over \$15,000.
- 2023 expenses are in line with what was budgeted.

8. HOA Manager's Report-

Cagliari reported the following:

- There are currently 114 unpaid accounts. We will be filing around 65 liens.
- The May Board meeting is Wednesday, May 24, 2023 at 7 pm.
- The deadline to submit articles for the June newsletter is May 31st.

9. Director of Covenant's Report-

Suhr reported the following:

- There were 25 total covenant related items in March, two were unfounded, with no violation issued.
- There were 12 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 15 HOA inspections performed.
- There were no hearings held in April. No hearings are scheduled in May.

10. Director of Public Safety's Report-

Gleason reported the following:

- WPS will not do the usual survey of the roads in Woodmoor, but will submit concerns through the Citizen's Connect portal directly.
- Gleason thanked Jacob Osman for his time as a WPS Officer, as Jacob has accepted a position as head of security for the Colorado School for the Deaf and Blind.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 39 projects submitted in March. 29 were approved by the ACC Administrator, and 9 were approved by the Architectural Control Committee. There was one project disapproved. There have been a total of 92 projects submitted and approved in 2023. This is a 98.9% approval of submitted projects for the year.

12. Director of Forestry's Report-

Thrush reported the following:

- There were 5 forestry, firewise, and grant visits in March.
- Participants in the Grant are working through the final \$23,000 of funding. WIA is still working to secure more grant funds through the State Forestry Office.
- The annual Chipping Days will be at Lewis Palmer High School again. They will be June 10 and 11 and July 29 and 30.

13. Director of Common Areas' Report-

Cutler reported the following:

- The sprinkler system start-up is scheduled for May 15, weather permitting.
- Mowing at the Barn is scheduled to begin in mid-May as the grass dictates.
- Planting of the annuals in front of the Barn for the growing season is scheduled for the end of May.
- Mitigation of scrub oak on The Preserve near Early Star Drive has been approved and is scheduled to begin May 1, 2023.
- Noxious weed spraying is scheduled to begin in late May, as the weather dictates. It is ideal to have the spraying completed prior to the weeds going to seed.
- An informational mailing about Woodmoor's noxious weed spraying program is scheduled to be mailed out to residents who live on The Preserve in early May. It is hoped that Woodmoor can get resident "buy-in" for the program through participation on their own properties.

14. President's Report-

Bush had nothing to report.

Old Business

None.

New Business

15. Bush briefed a comment from a resident concerning parking issues at The Preserve. The resident had inquired as to whether WIA would regulate street parking by individuals seeking to use the newly constructed path on the Preserve. He was informed that WIA does not regulate parking on county roads (the Sheriff does, but will seldom respond) and that the Board would take a wait and see approach to parking issues resulting from improvements. The Board members confirmed that this is the position of the Board.

16. Bush stated that the same resident had also inquired about WIA plans to deal with prairie dog issues on the Preserve. Again, the resident was told that the Board was aware that ongoing construction around The Preserve might impact the population of these rodents, but that the Board would take a wait and see approach to evaluate the problem and potential solutions. The Board members confirmed that this is the position of the Board.

17. Bush stated that he had met with a real estate agent and owners of two properties within Woodmoor who inquired as to whether WIA would sell them a strip of Common Area that bordered one of their lots so they could sell that lot to a neighbor. They were informed that our Covenants do NOT allow for the sale or transfer of Common Area to other than public authorities (and even then it requires a vote of 2/3 of our members). They were also informed that the Board was unlikely to recommend any kind of change to our Covenants that would allow such transfer or sale (again it would take a 2/3 vote) because Common Area is important and the Board does not want to establish a precedent that would allow any reduction of our Common Area. The Board members confirmed that this is the position of the Board.

The meeting was adjourned at 7:19pm.

Rick DePaiva, Secretary

Date