

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 24, 2023

EXECUTIVE SESSION - 5:55pm – 6:58pm

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 7:00pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), Connie Brown (Treasurer), Rick DePaiva (Secretary/Director of Community Outreach), Steve Cutler (Director of Common Areas), Brad Gleason (Director of Public Safety), Ed Miller (Director of Architectural Control), and Per Suhr (Director of Covenants).

Board members absent: Cindy Thrush (Director of Forestry).

Staff in attendance: Denise Cagliari (HOA Manager), Kevin Nielsen (Chief of Woodmoor Public Safety), 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 Suhr. The motion passed unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the April 26, 2023 Board Meeting minutes. There were no changes. DePaiva made a motion to approve the April 26, 2023 Board Meeting minutes. The motion was seconded by Brown. Motion passed unanimously.

4. Owner Comments- One owner stated her concerns about residents leaving their trash cans out all the time, along with trash blowing into other's yards. Chief Nielsen stated that WPS would be sticking the yellow stickers on trash cans that are left out. Cagliari stated that Gates would also be doing trash can enforcement. Jennifer Davis inquired about some email problems that WIA had been experiencing. Bille explained that WIA is looking into finding a new webhost/email provider. Ms. Davis asked if she could provide information about her provider. Bille asked her to stop in at the WIA Office and give the information to Cagliari.

Reports

5. Vice-President's Report-

Bille reported the following:

- We are working with our IT person to get new computers and a new server installed within the next month.

6. Secretary/Director of Community Outreach-

DePaiva reported the following:

- He thanked Cagliari and Nielsen for attending the NEPCO meeting. Then Cagliari reported on SB23-178 which was passed by the CO State legislature and signed by Governor Polis. The law will be effective in August which requires HOAs to allow vegetable gardens, whether in-ground or in raised beds, in the front and on the sides of homes. HOAs are to pick three pre-approved designs and post them on their website.

7. Treasurer's Report-

Brown reported the following:

- There are currently 100 unpaid accounts. There will be 56 liens filed in June.
- The staff is doing a great job at holding expenses down.

8. HOA Manager's Report-

Cagliari reported the following:

- Deadline to submit articles for the June newsletter is May 31st at noon.

- The June Board meeting is Wednesday, June 28, 2023 at 7 pm.

9. Director of Covenant's Report-

Suhr reported the following:

- There were 13 total covenant related items in April, none were unfounded, with one violation issued.
- There were 12 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 21 HOA inspections performed.
- There were no hearings held in May. No hearings are scheduled in June.

10. Director of Public Safety's Report-

Gleason reported the following:

- WPS has hired Chris Perkins, and he started training in May. He's doing a great job and will be working on his own the second week of June.
- WPS will be transitioning to new vehicles in the future, and after a few years will no longer have Jeep Cherokees. The vehicles will be similar in color, with the same decals and equipment. We have received the first replacement, which is a Chevy Equinox, and it is currently being equipped and will be in service soon. We are also looking at a Toyota Hybrid, so we can do a side-by-side comparison between the Toyota and the Chevy to see what serves us the best and is the most economical.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 47 projects submitted in April. 37 were approved by the ACC Administrator, and 10 were approved by the Architectural Control Committee. There have been a total of 138 projects submitted and approved in 2023. This is a 99.2% approval of submitted projects for the year.

12. Director of Forestry's Report-

Cagliaro reported the following for Thrush (absent):

- There were 7 forestry, firewise, and grant visits in April.
- An additional \$30,000 was secured for the existing SFA-WUI Grant, and we are recruiting new lot owners to participate. This additional grant money remains a 50/50 grant for fire fuel removal. For more information, please call or email Justin.
- 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 was started May 15, 2023. One valve controller froze over the winter and needed to be replaced. The system is pressurized, but will remain off due to all the rain.
- Mowing at the Barn has started. The grass is in good shape.
- Planting of the annuals in front of the Barn for the growing season is scheduled for the week of May 30th.
- Mitigation of scrub oak on The Preserve near Early Star Drive has been completed.
- Noxious weed spraying is scheduled to begin on May 30th, 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 the week of May 30th. It is hoped that Woodmoor can get resident "buy-in" for the program through participation on their own properties.
- Forestry is currently prioritizing the areas of greatest need for tree/scrub oak mitigation. Upon completion, Common Areas will be bid out with contractors for cost effectiveness of mitigation.

14. President's Report-

Bush reported the following:

- Not everyone is signed up to receive the WIA newsletters. If you talk with neighbors and they are not signed up, please encourage them to do so, as this is the best method of communication that WIA has available.

Old Business

None.

New Business

Motion: Gleason made a motion to approve \$1,000 deposit for Corwin Toyota for a 2023 Toyota RAV4 Hybrid, and a total cost not-to-exceed \$39,000. Miller seconded the motion. The motion passed unanimously.

The meeting was adjourned at 7:23pm.

Rick DePaiva, Secretary

Date