

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 5, 2023 (Rescheduled from 6/28/23)

EXECUTIVE SESSION – 6:00pm – 6:55pm

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), Rick DePaiva (Secretary/Director of Community Outreach), Cindy Thrush (Director of Forestry), Steve Cutler (Director of Common Areas), Ed Miller (Director of Architectural Control), and Per Suhr (Director of Covenants).

Board members absent: Connie Brown (Treasurer) and Brad Gleason (Director of Public Safety).

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: Four (4), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were none. Cutler 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 May 24, 2023 Board Meeting minutes. There were no changes. Suhr made a motion to approve the May 24, 2023 Board Meeting minutes. The motion was seconded by DePaiva. Motion passed unanimously.

4. Owner Comments - Resident Jennifer Davis approached the Board with her concern that the Board was not complying with Section 308, CCIOA, which somewhat restricts subject matters that may be considered during executive sessions. Ms. Davis was informed that WIA is not subject to CCIOA by virtue of when it was formed and its annual dues, but that the Board would nonetheless consider her comments and re-examine executive session procedures to insure that as many subjects as possible were discussed during formal board meetings to increase transparency of board discussions and decisions. Ms. Davis was thanked for bringing this to the Board's attention.

Reports

5. Vice-President's Report-

Bille asked Cagliari to report the following:

- The new server was installed. The new computer systems were being stored in a warehouse in Colorado Springs, which recently flooded. The City of Colorado Springs is responsible for the damage, so an insurance claim was filed by them, and they are expediting the replacement and shipping of the new systems.

6. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

7. Treasurer's Report-

Bush reported the following for Brown (absent):

- WIA is doing very well through May.
- Based on interest rates, a maturing CD will probably be converted to a money market account in August.

8. HOA Manager's Report-

Cagliari reported the following:

- The July Board meeting is Wednesday, July 26, 2023 at 7 pm.
- The audit of the 2022 books is currently being performed by the accountant.
- There were 44 liens filed for unpaid accounts.

9. Director of Covenant's Report-

Suhr reported the following:

- There were 16 total covenant related items in May, one was unfounded, and six violations issued.
- There were 10 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 18 HOA inspections performed.
- There were no hearings held in May or June. There are currently no hearings scheduled in July. There will be at least one hearing in August.

10. Director of Public Safety's Report-

Nielsen reported the following for Gleason (absent):

- At the request of El Paso County DOT, WPS has been turning in areas needing repairs through the Citizen's Connect website. 32 requests have been turned in, with virtually no repairs or replies. They were specifically asked about the repaving of South Park, Deer Creek, and August and was told "they were on the list to be considered; however, due to funding, they did not make the list to be completed in 2023. They will be considered again for 2024".
- Although less this year, WPS still continues to see people using fireworks in Woodmoor. WPS had 5 different reports – 2 they saw, but could not locate exact locations, 2 reports were never seen, and one where a resident was contacted and a violation notice was issued.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 72 projects submitted in May. 51 were approved by the ACC Administrator, 20 were approved by the Architectural Control Committee, and 1 was disapproved. There have been a total of 210 projects submitted, with 208 approved in 2023. This is a 99% approval of submitted projects for the year.

12. Director of Forestry's Report-

Thrush reported the following:

- There were 8 forestry, firewise, and grant visits in May.
- Money is still available for the SFA-WUI Grant, and we are recruiting new lot owners to participate. This grant remains a 50/50 grant for fire fuel removal. For more information, please call or email Justin.
- The latest packet was sent for approval and processing in early June, and we are awaiting payment from the State, so that reimbursements can be given to those residents who participated.
- The remaining dates for the 2023 Chipping Days are July 29 and 30. The event will take place at Lewis Palmer High School. Limbs and branches up to 8" in diameter, pine needles, and junipers are all welcome. No trash, weeds, yucca, root balls, dirt, rocks, grass clippings, or leaves. For more information call or email Justin.

13. Director of Common Areas' Report-

Cutler reported the following:

- Due to the amount of rain we have received, the sprinkler system at the WIA Office has not been used so far this year. The system is charged and ready, but the timer has not been turned on.
- The grass is in good shape, but the flowers have been hit pretty hard by the hail.
- Noxious weed spraying of all Common Areas was completed in June. Overall resident buy-in has been good. Several residents in South Woodmoor have contracted to have their properties treated as well.
- Mowing of the Common Areas, starting in South Woodmoor, began the last week of June. Mowing is slower this year for three reasons: 1) The grass is exceptionally tall due to all of the rain we have been receiving; 2) There are areas of standing water, making the ground very soft; and 3) The contractor's schedule. Mowing is 70% complete and scheduled to be completed mid-July, weather permitting.
- Common Areas rules signs on The Preserve have been changed from the WOSC signs to WIA signs. There are 2 more WOSC signs that need to be replaced.
- 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:

- Both the Waterside and North Bay developments are off the table.
- Cloverleaf is proceeding.
- At the July Board meeting, WIA will be seeking input for desired improvements/locations of improvements on The Preserve. An email blast will be sent out prior to the meeting.

Old Business

None.

New Business

None.

The meeting was adjourned at 7:25pm.

Rick DePaiva, Secretary

Date