

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

July 26, 2023

COVENANTS HEARING – 6:00pm – 6:50pm

### BOARD MEETING –

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

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

Board members absent: Peter Bille (Vice-President) and Cindy Thrush (Director of Forestry).

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: Twenty-three (23), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were none. Brown 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 July 5, 2023 Board Meeting minutes. There were no changes. DePaiva made a motion to approve the July 5, 2023 Board Meeting minutes. The motion was seconded by Cutler. Motion passed unanimously.

4. Owner Comments – Most of the guests present were residents in South Woodmoor who wanted to address their concerns and suggestions for improvements or no improvements on The Preserve, which is the approximately 65 acres of land that was donated to WIA in June of 2021. There is a legally binding agreement that was filed with the County regarding the four pet waste stations and benches that WIA agreed to install on The Preserve.

- Some residents do not want pet waste stations, or at least not near their properties, and some don't want signage. Some requested additional signage about controlling your pets (leashes, voice commands, etc.).
- The issue of parking areas came up, and it was expressed that the current Board has no desire to expend funds for a parking area or areas.
- Another concern voiced was in regards to the prairie dog population that has been driven into The Preserve due to all the new construction in the area. Bush explained that WIA would look into what might be able to be done on The Preserve itself; however, individual homeowners would be responsible for their own properties.
- Since WIA is not a law enforcement authority, it was recommended to those that are concerned about loose dogs to contact the Humane Society of the Pikes Peak Region.
- Permission from WIA is still required for residents who need to have deliveries made to their properties through the Common Area.
- The Raptor poles was another item of concern. The current poles are bent over due to the strong winds in the area. WIA will look into whether or not they have been effective, as well as consulting again with Colorado Parks & Wildlife. The old poles will be removed when the contractor is available.
- One resident inquired as to why there cannot be a trail on the Fairplay Median. It was explained to him that El Paso County will not permit WIA to put a trail there.
- Tish Norman announced that the Walters Open Space Committee LLC has been disbanded and her last newsletter to the owners within WOSC LLC would go out this week.

### Reports

5. Vice-President's Report-

Cagliari reported the following for Bille (absent):

- We are waiting for an update on the status of the new computers.

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

DePaiva reported the following:

- NEPCO (Northern El Paso County Coalition of Community Organizations) is looking for a volunteer to chair the Transportation and Land Use Committee. Anyone interested can contact NEPCO directly or contact Denise at the WIA Office for the contact information.
- The bi-monthly NEPCO meeting was held on July 22<sup>nd</sup>. There were representatives from a couple of the local water districts present to discuss water issues and upcoming projects in the area.

#### 7. Treasurer's Report-

Brown reported the following:

- We currently have 70 unpaid accounts.
- The staff is doing a good job holding down expenses.
- Brown thanked Cagliari for working diligently to get the number of unpaid accounts down.

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

Cagliari reported the following:

- We have received past due payments from 15 residents, so only 28 liens were filed.
- The August Board meeting will be Wednesday, August 23, 2023 at 7 pm.
- The deadline to submit articles for the September newsletter will be August 30<sup>th</sup>.

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

Suhr reported the following:

- There were 39 total covenant related items in June, two were unfounded, and two violations issued.
- There were 14 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 19 HOA inspections performed.
- There were no hearings held in June. There was a fireworks hearing held in July. There will be at least two hearings in August.

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

Gleason reported the following:

- WPS will no longer be providing traffic control at Lewis Palmer Middle School or Palmer Ridge High School. This is due to officer safety and liability concerns.

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

Miller reported the following:

- There were 57 projects submitted in June. 43 were approved by the ACC Administrator, 13 were approved by the Architectural Control Committee, and 1 was disapproved. There have been a total of 266 projects submitted, with 263 approved in 2023. This is a 98.9% approval of submitted projects for the year.

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

Gates reported the following for Thrush (absent):

- There were 10 forestry, firewise, and grant visits in June.
- 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.
- This weekend is our last Chipping Day event for 2023. 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:

- We have solicited bids for tree/scrub oak mitigation on several Common Areas. Bids will be reviewed upon receipt by the Director.

- Mowing of the Common Areas was completed on Friday, July 14, 2023. Several areas were not mowed due to excessive standing water. It is hoped that these areas will be able to be mowed in October during the second mow.

#### 14. President's Report-

Bush reported the following:

- Since WIA's contractor has completed the first mow of the season, anyone with tall grass/weeds should be expecting to get a letter if they have not already taken care of their property.

#### **Old Business**

None.

#### **New Business**

15. **Motion:** Gleason made a motion to replace the batteries for the radios that WPS uses at a cost of \$1,150, as they are almost 4 years old, and they were only supposed to be good for two years. The motion was seconded by Cutler. The motion passes unanimously.

The meeting was adjourned at 8:02pm.

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Rick DePaiva, Secretary

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Date