

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

August 23, 2023

### BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:57pm.

Board members present: Brian Bush (President), Peter Bille (Vice-President), 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: Connie Brown (Treasurer) 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: Two (2), including one (1) OCN reporter.

2. Approval of Agenda- Bush asked if there were any changes to the agenda. There were none. Suhr moved to approve the agenda, seconded by Gleason. The motion passed unanimously.

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

4. Owner Comments – Jennifer Davis wanted to thank the Board for listening to the residents' comments and concerns at the July 26, 2023 meeting regarding the Woodmoor Common Areas.

### 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 for Brown (absent):

- Due to the interest rates, WIA has converted most of the funds that were in CDs to higher interest bearing money market accounts.
- Expenses thus far are well in hand thanks to the staff.
- The staff and Board are preparing to work on the 2024 budget.

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

Cagliari reported the following:

- Deadline for articles for the September newsletter is August 30<sup>th</sup>.
- The September Board meeting will be Wednesday, September 27, 2023 at 7 pm.

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

Suhr reported the following:

- There were 45 total covenant related items in July, 7 were unfounded, and 4 violations were issued.
- There were 14 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 13 HOA inspections performed.
- There were 3 hearings conducted in July and August. The hearings were for fireworks, barking dog, and loose and aggressive dog, resulting in fines being issued.
- There will be at least 1 hearing in September for a barking dog violation. The hearing was scheduled for September 14<sup>th</sup>, but it will need to be rescheduled due to a lack of quorum for the hearing.

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

Gleason reported the following:

- Hwy 105 construction has transitioned to night work for at least another week. This may change in the future. Also, the complete closure of Knollwood Drive has been delayed until early September. They are also looking at opening Furrow Road south from Hwy 105 to Higby as soon as feasible. This should ease traffic on Fairplay and also make it more efficient for emergency vehicles.
- Both new vehicles are in service and being used two shifts each day. Based on officer feedback, everyone likes both vehicles and there are pluses and minuses for each. For example: the backup camera on the Equinox is better than the RAV4. The RAV4 has less blind spots and a much better turning radius than the Equinox. We're getting 48 to 52 mpg on the RAV4 compared to 20 mpg with the Equinox. This is a big advantage, especially when gas prices are \$4 or more per gallon. Anyway, everyone is very happy with both vehicles and excited to see how they perform in the snow. We purchased both new vehicles for a total of \$76,800. We sold the two Jeep Cherokees for a total of \$30,100 (which goes back into the Reserve Fund).

Bush thanked the Chief for his hard work on getting the new vehicles and getting the old ones sold.

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

Miller reported the following:

- There were 62 projects submitted in July. 52 were approved by the ACC Administrator, 9 were approved by the Architectural Control Committee, and 1 was disapproved. There have been a total of 329 projects submitted, with 325 approved in 2023. This is a 98.8% approval of submitted projects for the year.

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

Gates reported the following for Thrush (absent):

- There were 12 forestry, firewise, and grant visits in July.
- 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.

#### 13. Director of Common Areas' Report-

Cutler reported the following:

- The parking lot at The Barn was resealed and restriped the week of July 31<sup>st</sup>. Several deep cracks were filled with crack seal prior to having sealcoat applied. The parking lot was last resealed in 2019.
- Several Common Areas identified by Forestry as areas of concern for Firewise mitigation had tree and scrub oak mitigation performed on them the week of July 31<sup>st</sup>. More tree and scrub oak mitigation is scheduled mid-August.
- The second mowing of the Common Areas is scheduled for the second week of October. Additional trail maintenance will also be performed during this time frame.

#### 14. President's Report-

Bush reported the following:

- Bush announced that he has been re-appointed as President of the Woodmoor Water and Sanitation Board.
- The restrooms at the Country Club are almost complete and landscaping around them will start.

Miller announced that a good number of non-residents participated in this year's Chipping events, which is good for the entire area.

#### Old Business

None.

#### New Business

None.

The meeting was adjourned at 7:20pm.