

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

September 27, 2023

### BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:59pm.

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), Justin Gates (Covenants/Forestry Administrator), and Bob Pearsall (Architectural Control/Common Area Administrator).

Visitors present: Five (5), 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 August 23, 2023 Board Meeting minutes. There were no changes. Cutler made a motion to approve the August 23, 2023 Board Meeting minutes. The motion was seconded by DePaiva. Motion passed unanimously.

4. Owner Comments – Mike Tominello voiced concerns over a new construction project near his home. He was concerned about drainage and access to The Point Common Area. Brooke Sinnott has voiced concerns over her basement flooding because of the project. Jennifer Davis reminded everyone that Woodmoor does have certain hours for construction. Bush explained that Pikes Peak Regional Building Department (PPRBD) has total oversight in regards to all of the drainage in relation to this project, and he and Gleason suggested that they contact PPRBD and ask for a supervisor to visit the project. He also explained that the dump trucks that were bringing in dirt after hours was approved by WIA due to the construction on Hwy 105 and that the contractor for that project could only work at night.

### 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):

- WIA is slightly under budget through this point in the year. HOA fees are down, most likely due to interest rates being higher; however, we are earning more interest on the money that we have invested.
- The staff is doing a great job of monitoring expenses.
- It was noted that Cagliari is currently working on the budget for 2024, and the administrative fees that should be coming in due to the Cloverleaf project will not be part of the budget, but will most likely be put into the Reserves. This will be determined at a later date.

8. HOA Manager's Report-

Cagliari reported the following:

- The October Board meeting will be Wednesday, October 25th, 2023 at 7 pm.

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

Suhr reported the following:

- There were 123 total covenant related items in August, and 5 violations were issued.
- There were 82 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 17 HOA inspections performed.
- There were 3 hearings conducted in September. The hearings were for un-stowed possessions and a barking dog, resulting in fines being issued. There was a vehicle variance request submitted, which was approved.
- There are currently no hearings on the schedule for October.
- Reminders to everyone: 1) trash cans must be stowed out of sight and put away the same day that trash is picked up; 2) tall grass and weeds need to be cut and removed. Lots that are found out of compliance will be receiving notices soon; and 3) trailers and RVs cannot be stored on a lot for more than 72 consecutive hours without a permit.
- Bush thanked Gates and Pearsall for keeping the community looking great.

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

Gleason reported the following:

- Just a reminder that with the sun going down earlier and the kids in school, please be on the lookout for kids on the streets.

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

Miller reported the following:

- There were 72 projects submitted in August. 61 were approved by the ACC Administrator and 11 were approved by the Architectural Control Committee. There have been a total of 401 projects submitted, with 397 approved in 2023. This is a 99.0% approval of submitted projects for the year.

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

Gates reported the following for Thrush (absent):

- There were 9 forestry, firewise, and grant visits in August.
- 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.
- Now is the perfect time to walk your lot and check your trees for MPB. This is the best time of the year to identify affected trees and get them removed from the community. Visit the WIA website on the Forestry tab for pictures and info.

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

Cutler reported the following:

- The sprinkler system at The Barn is scheduled for seasonal shutdown and blowout the second week of October.
- Mowing at The Barn is scheduled to stop for the year the second week of October.
- Firewise mitigation for Woodmoor Common Areas is ongoing and will continue throughout the fall as required. Most WIA mitigation occurs in the 3<sup>rd</sup> and 4<sup>th</sup> quarters of the year, as contractor availability increases.
- The second mowing of the Common Areas started on September 23<sup>rd</sup> with the Fairplay median. Mowing will continue over the next couple of weeks, based on contractor availability.
- Trail and Common Area maintenance will be performed throughout the month of October.

#### 14. President's Report-

Bush had nothing to report.

Bille asked if there was any new information in regards to opening of the Furrow Road extension. Gleason stated that Nielsen had not heard any more information to that affect.

Pearsall announced that he has been using a smaller "cpu", and if it works well for him, the WIA will replace the rest of the computers with this type of cpu.

**Old Business**

None.

**New Business**

None.

The meeting was adjourned at 7:20pm.

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Rick DePaiva, Secretary

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Date