

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

October 25, 2023

BOARD MEETING –

1. Call to Order- Bush called the meeting to order at 6:58pm.

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), Cindy Thrush (Director of Forestry), and Per Suhr (Director of Covenants).

Board members absent: Peter Bille (Vice-President).

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. Miller moved to approve the agenda, seconded by Brown. The motion passed unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the September 27, 2023 Board Meeting minutes. There were no changes. Cutler made a motion to approve the September 27, 2023 Board Meeting minutes. The motion was seconded by DePaiva. Motion passed unanimously.

4. Owner Comments – None

Reports

5. Vice-President's Report-

Bush had nothing to report in Bille's absence.

6. Secretary/Director of Community Outreach-

DePaiva had nothing to report.

7. Treasurer's Report-

Brown reported the following:

- WIA currently has 66 unpaid accounts.
- Bush stated that WIA is on path in relation to expenditures for the year. Cagliari and Nielsen are doing a good job keeping expenses down.

8. HOA Manager's Report-

Cagliari reported the following:

- The November Board meeting will be Wednesday, November 15th, 2023 at 7 pm, due to the Thanksgiving holiday.

9. Director of Covenant's Report-

Suhr reported the following:

- There were 35 total covenant related items in September, with 2 violations issued and 3 unfounded complaints.
- There were 10 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 10 HOA inspections performed.
- There were no hearings conducted in October.
- There are currently no hearings on the schedule for November.

10. Director of Public Safety's Report-

Gleason reported the following:

- D38 School District received approval to proceed on the SRTS trail. They're working on an IGA with Woodmoor Water, and once complete, the trail and bridge will go out for bid. The school district will take ownership and maintenance of the bridge over the spillway.
- Next Tuesday is Halloween, so please watch your speed and keep an eye out for children.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 67 projects submitted in September. 57 were approved by the ACC Administrator and 9 were approved by the Architectural Control Committee. There was one project disapproved. There have been a total of 468 projects submitted, with 463 approved in 2023. This is a 98.9% approval of submitted projects for the year.

12. Director of Forestry's Report-

Thrush reported the following:

- There were 15 forestry, firewise, and grant visits in September.
- A packet totaling \$26,000 was approved and sent to the State Forestry Office for reimbursement. This signals the end of funding for the original Fire Fuels Reduction Grant totaling \$245,000. The Woodmoor community was granted an additional \$30,000 back in May, with approximately \$18,000 remaining. At this time we are suspending any new applications until we can determine how much funding is needed to accommodate the 6 new properties that have been evaluated. We are actively seeking additional funding or new funding opportunities to continue to make the community safer from fire danger and to enhance the health of our beautiful forest.

13. Director of Common Areas' Report-

Cutler reported the following:

- The sprinkler system is scheduled for seasonal shutdown and blowout the week of October 30th.
- Mowing at The Barn has shut down for the season.
- Firewise mitigation for Woodmoor Common Areas is ongoing and will continue throughout the fall as required. Most WIA mitigation occurs in the 3rd and 4th quarters of the year, as contractor availability increases.
- The second mowing of the Common Areas was completed the week of October 9, 2023.
- Trail and Common Area maintenance/repairs will be performed throughout the month of November, as weather and contractor availability allow.

14. President's Report-

Bush reported the following:

- There was a recent accident involving one of the new Woodmoor Public Safety vehicles that was rear-ended on Hwy 105 at Fairplay. The officer was not hurt and neither was the driver involved. We are working with the driver's insurance on the repairs.
- There was another accident involving a non-resident and one of our benches on the Fairplay Median. We are working with that driver's insurance for the replacement of that bench.
- The Board was present with a draft of the 2024 budget. The Board will vote to approve the budget at the November 15th Board meeting. After approval, the budget will be placed on the website.
- With all the negative news stories about HOAs lately, Bush wanted to emphasize that WIA does everything it possibly can to work with residents in regards to covenant violations and/or dues issues. WIA does not like to fine residents, and it is only done as a last resort. WIA has not foreclosed on any properties in many, many years. The Board wants to work with residents to keep the area a desirable place to live.

Jackie Burhans (resident and OCN reporter) asked about something she saw on NextDoor regarding whether or not WIA would allow a 12' skeleton to be put up for Halloween. Cagliari confirmed that it was permitted. She also mentioned that WIA might consider using The Barn in 2024 for a Trunk or Treat function for the area.

Another resident asked if WIA has any connections or contacts at the state legislature that they work with on a routine basis regarding HOA matters and proposed bills. Bush explained that we do have contacts with our local legislators, and we regularly contact them about upcoming bills. The resident also suggested putting something in the newsletter about what WIA does. Bush thanked him for his input, and he plans to address that in his upcoming December newsletter article.

Old Business

None.

New Business

None.

The meeting was adjourned at 7:18pm.

Rick DePaiva, Secretary

Date