

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 15, 2023

BOARD MEETING –

1. Call to Order- Bille called the meeting to order at 7:00pm.

Board members present: Peter Bille (Vice-President), Connie Brown (Treasurer), 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: Brian Bush (President) and Rick DePaiva (Secretary/Director of Community Outreach).

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: Seven (7), including one (1) OCN reporter.

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

3. Approval of Prior Meeting Minutes- Bille asked if there were any changes or corrections necessary to the October 25, 2023 Board Meeting minutes. There were no changes. Gleason made a motion to approve the October 25, 2023 Board Meeting minutes. The motion was seconded by Cutler. Motion passed unanimously.

4. Owner Comments – Jackie Burhans (OCN reporter) asked what people thought of the new round-about at Lake Woodmoor and Woodmoor Drive. Various comments were shared.

Residents Lea Grady and Barbara Roeder made a presentation to the Board regarding concerns that they have about an area adjacent to their properties on Lake Woodmoor Drive. After much discussion, Steve Cutler offered to have a meeting with the two residents, along with Bob Pearsall, to determine if Woodmoor can assist in helping them get a resolution with El Paso County to stop people from pulling off in that area and causing damage to their properties.

Resident Ginger Schaff addressed the Board regarding a variance to the current fencing regulations. After some pictures were shown and some questions were asked, Bille stated to Ms. Schaff that he would like to poll the entire Board on the matter, and that WIA would get back to her in writing with their decision within 7 business days.

Reports

5. Vice-President's Report-

Bille had nothing to report.

6. Secretary/Director of Community Outreach-

There was nothing to report in DePaiva's absence.

7. Treasurer's Report-

Brown reported the following:

- WIA currently has 63 unpaid accounts, and we are running slightly under budget.

8. HOA Manager's Report-

Cagliari reported the following:

- Newsletter articles are due November 28th for the December issue.
- The December Board meeting (if we have one), will be December 13th, due to the Christmas holiday.

- Equipment is coming in slowly for the IT replacements. A meeting is scheduled for next week for the moving of some of the equipment from its current location to a rack.

9. Director of Covenant's Report-

Suhr reported the following:

- There were 25 total covenant related items in October, with no violations issued and 2 unfounded complaints.
- There were 7 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 conducted in October.
- There is currently 1 hearing on the schedule for November 30th.

10. Director of Public Safety's Report-

Gleason reported the following:

- USAA has taken responsibility for the accident involving the WPS Toyota RAV4. It was taken to the body shop. Nielsen met with the adjuster, and there was more damage than originally thought. Parts have been ordered and will take about a week to come in. Once the suspension is repaired, the body work will be scheduled. It is unknown how long the car will be in the shop.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 67 projects submitted in October. 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 535 projects submitted, with 529 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 11 forestry, firewise, and grant visits in October.
- We anticipate using the remaining funds for the grant, an entire year before they expire. We are working with the State Forest office to get additional funds into 2024. Thank you to all of those who participated and made this a very successful program!

13. Director of Common Areas' Report-

Cutler reported the following:

- The sprinkler system has been shut down for the year.
- Firewise mitigation for Woodmoor Common Areas was completed in various Common Areas during October. Additional mitigation is scheduled at The Point Common Area at the end of November.
- The final link of the trail on The Preserve was completed in October. Trail and Common Area maintenance/repairs will be performed throughout the months of November and December, as weather and contractor schedule permit
- The new contractor for the dog waste station maintenance is scheduled to start at the beginning of December.

14. President's Report-

Bille reported the following for Bush (absent):

- Please remember to bring in your trash cans.

Old Business

None.

New Business

15. **Motion:** Brown made a motion to approve the 2024 budget as presented to the Board. The motion was seconded by Miller. Bush and DePaiva had submitted their yes votes by email, as they were unable to attend. The motion carried 8 in favor and 1 against.

16. **Motion:** Based on the approved 2024 budget, Miller made a motion to increase the dues to \$291. The motion passed unanimously.

The meeting was adjourned at 8:14pm.

Rick DePaiva, Secretary

Date