

2024 ANNUAL MEETING

Welcome!

Brian X. Bush, President
Woodmoor Improvement Association
Board of Directors

Working together to improve our community

Pledge of Allegiance



MEETING OVERVIEW

Call to Order

Required Protocols

WIA Responsibilities

Conduct of the Meeting

Board of Directors and Staff

2023 Overview/2024 Preview

Awards

Election Procedures

Election

Q&A

Adjourn

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REQUIRED PROTOCOLS

Confirmation of Quorum – thanks to our residents for returning their ballots

Decision to forego postage paid envelopes saved the association >\$2100


Decision to have staff count ballots saved the association \$1000

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CONDUCT OF THE MEETING

Conducting Meetings

(a) Association meetings shall be conducted in accordance with the Association Documents, especially the Association Bylaws, and in accordance with the Colorado Revised Nonprofit Corporation Act. In addition, all meetings shall be conducted in accordance with the most recent version of *Robert's Rules of Order*.

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IN OTHER WORDS – BE NICE!!!



CONDUCT OF THE MEETING

Owner Participation at Annual and Special Meetings of Owners

(a) Any Owner or designated representative of the Owner may speak at the designated time in the agenda upon any issue requiring a vote of the Owners.

(b) The total length of any time for Owners or designated representatives speaking on a single issue of any meeting of the Owners shall not exceed the time set forth by the President at the beginning, but not exceeding a time limit of 20 minutes total, and the President shall pro-rate that time among the various Owners who speak on the issue.

(c) All issues, complaints, and requests shall be submitted to the Board in writing five days prior to the annual meeting.

WIA'S MISSION

Covenant Enforcement

Architectural Control

Common Area Improvements and
Maintenance

Woodmoor Public Safety

Issues in surrounding areas
potentially affecting WIA

WHAT WIA DOES NOT DO

FORECLOSE ON PROPERTIES

RIDICULOUS COVENANT ENFORCEMENT

FAIL TO WORK WITH RESIDENTS FOR
REASONABLE SOLUTIONS

HAVE RIGID UNCHANGING RULES AND
REGULATIONS (BUT, WE CAN'T CHANGE
COVENANTS)

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2023 BOARD OF DIRECTORS

Brian X. Bush - President

Peter Bille - Vice President

Connie Brown - Treasurer

Rick DePaiva - Secretary/Community Outreach

Per Suhr – Covenant Control

Steve Cutler - Common Areas

Ed Miller – Architectural Control

Cindy Thrush - Forestry

Brad Gleason - Public Safety

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WIA STAFF

- Administration
 - Denise Cagliaro, Administrator 2010
 - Robert Pearsall, ACC/Common Areas 2012
 - Justin Gates, Covenants/ Forestry 2014
 - Amber Garner, Bookkeeper/Barn Rentals 2018
- Woodmoor Public Safety
 - Kevin Nielsen, Chief WPS 1991
 - Chad Forquer, Deputy Chief 2001
 - Art Brown, Officer 1998
 - Karl Schill, Officer 2011
 - Shannon Sare, Officer 2020
 - Geoff Allen, Officer 2022
 - Darrin Abbink, Officer 2023
 - Chris Perkins, Officer 2023

2023 HIGHLIGHTS

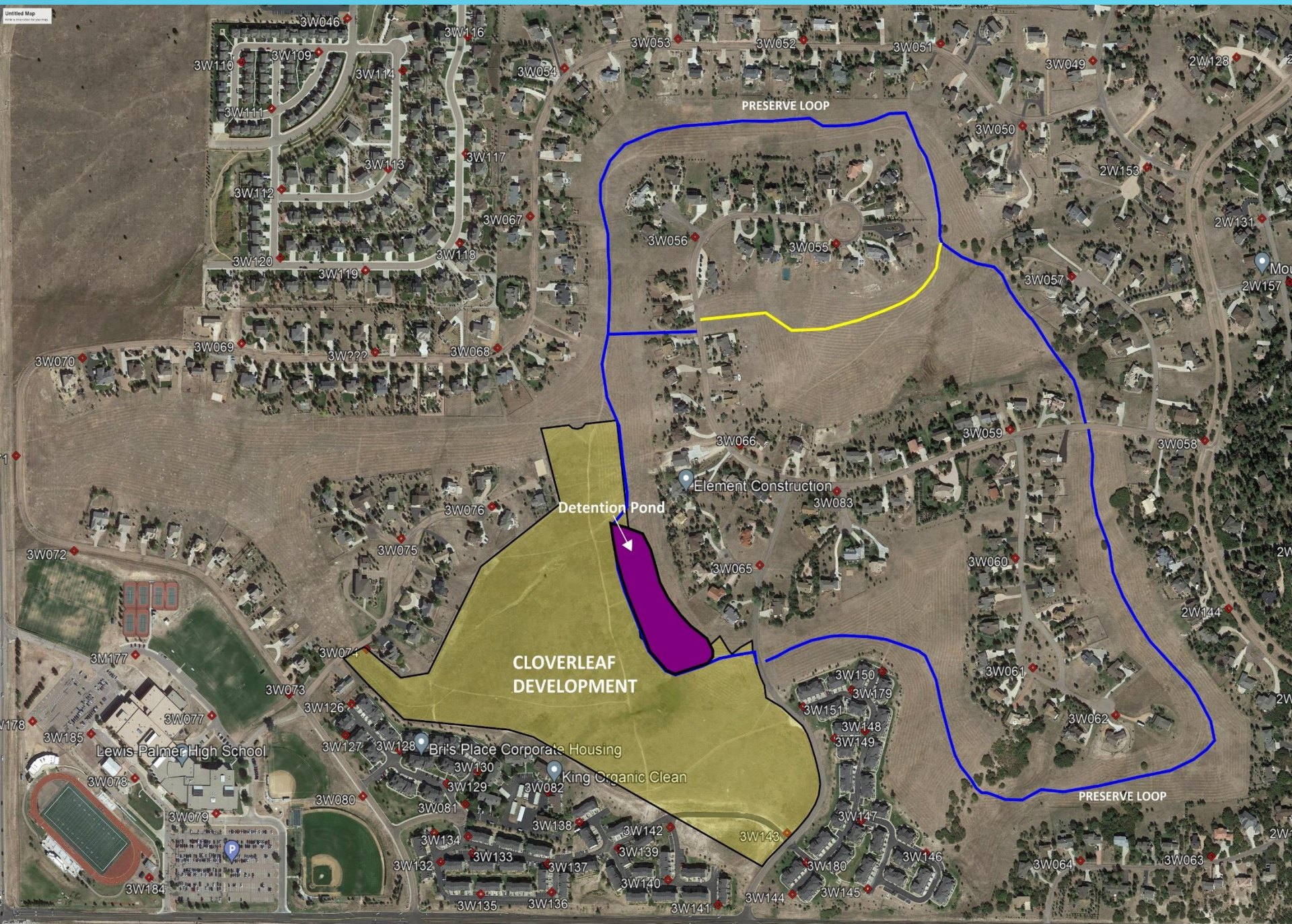
WIA purchased a new computer server (the old one was eight years old)

Continued to work with District 38 on the construction of a Safe Route to Schools project

State mitigation grants (resident matching) to make Woodmoor a more firewise community

Four “free-to-residents” chipping days (over two weekends)

Improved the trail on the South Woodmoor Preserve





WIA & AREA DEVELOPMENTS

WIA is a member of NEPCO (Northern El Paso County Coalition of Community Associations) which tracks new developments

WIA working with The Heights POA to monitor proposed development called Monument Ridge East

WIA will continue working with David Weekley Homes on the development of the Cloverleaf area

WIA will be working with La Plata Communities/Vantage Homes on the development of the Waterside parcel (Deer Creek & Woodmoor Drive)

2023 WIA Income & Expenses

Increase of 2024 dues (\$8.00 to \$291) after considering the impact of inflation on salaries and cost of improvements

Top 3 income sources: Dues, New Construction Fees, Barn/Office Rentals

WIA/WPS staff doing “great” holding expenses under budget

Top expenses: Payroll, WPS, Common Area Improvements/Maintenance and Forestry Maintenance

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2024 OBJECTIVES

Maintain Strong Commitment to Firewise as a top priority – looking for more funding from the State to continue fire mitigation

Continue to Develop Trails in WIA Common Areas/Enforce Community Standards

Continue digitizing WIA Files

Continue WPS patrols and assistance

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RESERVE FUND

Well funded

2023 Expenditures

- New computer server

- Replaced 2 vehicles for WPS

- Resealed the parking lot at The Barn

No programmed 2024 Expenditures

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WOODMOOR PUBLIC SAFETY SERVICES

- **Immediate Officer Response:** Armed, trained professionals that can respond to alarms, suspicious activity, complaints, and assists. Emergency response with MFD, State Patrol for accidents, EPSO for agency assists, and motorist assists including vehicle lockouts, winter driving hazards, and jump starting vehicles
- **Vacation Checks:** Check your home while you're away
- **Crime Prevention:** Committed to having the lowest crime rate in El Paso County
- **Traffic Control:** Assist in traffic control at accident scenes and motorist assists
- **24/7 Patrol:** WPS will always have an Officer "on duty". WPS Officers vigorously patrol the community and will respond to almost any complaint or concern you may have
- **Radio/BWC Systems:** WPS can communicate directly with the EPSO, TLMFD, MPD and PLPD over a 800 Mhz radio system. All WPS personnel also wear Body Worn Cameras (BWC) and record all incidents

2023 PUBLIC SAFETY STATS

SERVING CITIZENS OF WOODMOOR

▪ On Duty Hours	13,500
▪ Miles driven	72,837
▪ Vacation checks completed	12,772
▪ Donations for Vacation checks	\$19,080
▪ Total calls for service	882
▪ Assists	267
▪ Open Doors	130
▪ Suspicious Activity	139
▪ Criminal Activity	33

IN 2023 WPS ADDED TWO NEW VEHICLES TO REPLACE AGING JEEPS

2023 CHEVY EQUINOX
2023 TOYOTA RAV 4 HYBRID



EL PASO COUNTY DISTRICT 1

(NORTHERN EL PASO COUNTY)

District 1 in El Paso County includes all unincorporated areas North of Northgate Road to County Line Road, West of I-25 to Hwy 83. District 1 includes neighborhoods of Gleneagle, Fox Run, Bent Tree, Kings Deer, Arrowood, Misty Acres, High Pines, Greenland Preserve and of course Woodmoor.

In 2023, El Paso County Board of County Commissioners passed a resolution to only plow ** Priority 3 roads in El Paso County when snow depths reach 6". This will create hazardous driving conditions for the majority of roads in Woodmoor for most of the winter driving season.

** Priority 3 roads are defined as subdivision roads and allow traffic circulation within residential areas.

By law, the WIA cannot plow County roads.

TOP ACC PROJECTS FOR 2023

Roof replacement/repair – 19.8%

Repaint house/trim– 11.1%

595 Total Projects – down from 634
Total Projects in 2022

460 approved in office – 77.3%

98.8% approval rate by ACC/staff

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COMMON AREA MITIGATION AND IMPROVEMENTS FOR 2023

Removed 225 cubic yards of dead trees and scrub oak throughout all 200+ acres of Common Area

Installed nearly 2 miles of walking trail at The Preserve

Continued mowing and noxious weed program

Hired new vendor for 10 current pet waste stations with a substantial yearly savings (\$333 per month)

Submitted application for \$10,000 state grant for noxious weed spraying for 2024

Performed trail and drainage maintenance throughout Woodmoor Common Areas

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COMMON AREA GOALS FOR 2024

Install remaining benches along walking trail in The Preserve

Install four (4) pet waste stations along walking trail in The Preserve

Continue noxious weed eradication program throughout all Common Areas (**RESIDENT PARTICIPATION**)

Continue Firewise mitigation of trees and scrub oak throughout all common areas

Continue working with District 38 on the Safe Routes To School (SRTS) trail program

Provide general maintenance such as mowing, trail maintenance, and drainage maintenance for all Common Areas

WOODMOOR FORESTRY / FIREWISE

WIA will have 2 chipping events (four days) during 2024 that will be free to residents

Extensive Forestry evaluations were conducted in all WIA Common Areas in 2023

In order to remain Firewise, residents need to be vigilant about clearing scrub oak, slash, dead limbs, etc. from their property

Reminder: NO OPEN FIRES or FIREWORKS of any kind. \$5000 FINE.

Also commercial fire pits must have a spark arrestor with a screen with holes that are no larger than 1/8 inch. Built-in fire pits must be approved by the Monument Fire Protection District and the ACC.

WOODMOOR FORESTRY/FIREWISE

Forestry and Firewise **WINS**

Exhausted all awarded Grant funds a full year early
(\$275,000.00)

Approximately **\$240,000.00** was invested by homeowners this year by way of home improvements such as, replacing wood siding with stucco and Hardie Board and replacing cedar shake roofs with better, more fire resistant materials

As a community, we removed more than **900** cubic yards of fire fuel debris in 2023!



WOODMOOR SFA-WUI GRANT

Western State Fire Assistance Wildland Urban Interface (SFA-WUI)

This community has accomplished great things over the duration of the grant!

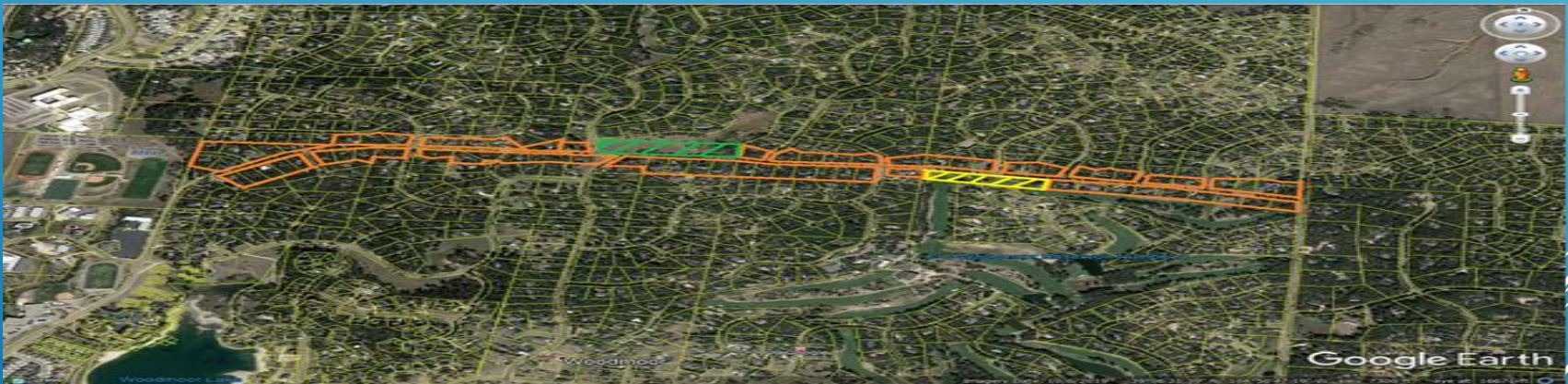
SFA-WUI Grant totals

- **144** Total Lots were inspected and participated in the Grant program.
- **75** Acres were mitigated and **\$275,000.00** reimbursed or awaiting reimbursement for participating residents. This adds up to a total investment of **\$550,000.00** that was invested into removing dangerous fire fuels from our community with the help of a State and Federal match of 50%.
- We will continue to solicit the State Forestry office to secure additional funds for our community going in to 2024

WOODMOOR SFA-WUI GRANT

Western State Fire Assistance Wildland Urban Interface (SFA-WUI)

We have exhausted all funds and are looking to obtain more as they become available. This grant was initially awarded to install a shaded fuel break on the East/West portion of Woodmoor Drive. The purpose of this fuel break is to break Woodmoor up into thirds to slow or stop wildfire as it moves through this area.



New areas were opened up in 2022 and continued into 2023 with all of Woodmoor becoming eligible for the Grant.

WOODMOOR SFA-WUI GRANT

Transformations for a safer and healthier forest!

Before



After



WOODMOOR SFA-WUI GRANT

Transformations for a safer and healthier forest!

Before



After



2023 CHIPPING DAY EVENTS



2023 chipping day events were a huge success!

- Our total for the year came to approx. 531 loads worth of limbs, needles, and slash totaling approx. 300 cubic yards, and \$364.00 in donations.

2023 AWARDS

Good Neighbor Award

- The *Good Neighbor Award* was established in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized.

ELECTION PROCEDURES

Timeline

Candidate declarations were due by 11/15/2023

Ballots mailed to residents on 01/02/2024 - Gov Doc's require ballots to be mailed out not more than 30 days prior

Ballots included self-addressed envelope to the Woodmoor Improvement Association

Requires minimum of 10% of WIA Residents voting to have election quorum

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ELECTION PROCEDURES (CONTINUED)

Directed Proxies may be voted by the board

**If voted, the Board will determine how to allocate proxy
votes**

**WIA staff and volunteers count the Ballots (day after annual
meeting/weather permitting)**

Election judges (me) supervise counting

How to cast vote by ballot at meeting

You may cast or change your ballot at the annual meeting

Contact a WIA staff representative

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ELECTION OF DIRECTORS

- **Introduction of Candidates in alphabetical order:** *Each year 3 terms expire and 3 are added
 - Mr. Peter Bille
 - Mr. Steve Cutler
 - Ms. Jennifer Davis
 - Mr. Ed Miller
- Nominations from the Floor
- Candidate Presentations (3 Minutes Max)

ELECTION OF DIRECTORS

If choosing a candidate nominated from the floor, write the name in the space provided on the ballot

Choose up to 3 candidates by marking the appropriate box next to the candidate's name

Choosing MORE THAN 3 will
invalidate your ballot



FINISHING UP

**THANK YOU FOR
ATTENDING THE 2024 WIA
ANNUAL MEETING**

