

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

March 27, 2024

### BOARD MEETING –

#### 1. Call to Order- Bush called the meeting to order at 7:03pm.

Board members present: Brian Bush (President), Connie Brown (Treasurer) (by phone), Ed Miller (Director of Architectural Control), Cindy Thrush (Director of Forestry), and Per Suhr (Director of Covenants).

Board members absent: Rick DePaiva (Secretary/Director of Community Outreach), Peter Bille (Vice-President), Steve Cutler (Director of Common Areas), and Brad Gleason (Director of Public Safety).

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: Six (6), including one (1) OCN reporter.

#### 2. Approval of Agenda- Bush asked if there were any changes to the agenda. Miller moved to approve the agenda, seconded by Thrush. The motion carried unanimously.

#### 3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the February 28, 2024 Board Meeting minutes. There were no changes. Suhr made a motion to approve the February 28, 2024 minutes as written. The motion was seconded by Thrush. Motion passed unanimously.

4. Jan McKinley, Carol Costakis, and Sue Leggiero of the Tri-Lakes Women's Club (TLWC) presented the WIA/WPS with the donation of an AED (automated external defibrillator) for The Barn. The TLWC is an organization of local women that was formed 50 years ago, and they have donated over one million dollars to the community during this time. They currently have 240 member, many of whom live in Woodmoor. Once installed, Chief Nielsen will notify the Monument Fire District, and the WIA Barn will be on the list of local facilities that have an AED.

#### 5. Owner Comments- Jennifer Davis brought her concerns regarding two ACC approved projects to the Board. Bush assured her that WIA will investigate her concerns, and she will receive a letter letting her know of the findings.

### Reports

#### 6. Vice-President's Report-

There was nothing to report.

#### 7. Secretary/Director of Community Outreach-

Bush reported on the following for DePaiva:

- Several Board members and staff attended the recent NEPCO meeting regarding HOA-related bills proposed in the legislature. This was not actually discussed, as it was more of the interactions of local government agencies with the legislature.
- Bush has also reached out to the presidents of the seven sub-associations within Woodmoor. They will meet in the future to go over matters that affect all of the associations.

#### 8. Treasurer's Report-

Brown reported the following:

- There are currently 191 unpaid accounts. Brown thanked Amber and Denise for their hard work in getting the accounts brought current.
- Bush reported that the income and expenses are about where they should be through February.

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

Cagliaro reported the following:

- At the beginning of March, WIA mailed 238 friendly letters to residents who had not yet paid their dues. We have received 47 payments as of March 27<sup>th</sup>. We expect more before the end of the month.
- The April Board meeting will be Wednesday, April 24<sup>th</sup> at 7pm.

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

Suhr reported the following:

- There were 11 total covenant related items in February, with 1 violation issued, and two were unfounded. There were 8 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 5 HOA inspections performed, with no violations identified.
- There were no hearings held in February.
- There were two residents sent to hearing in March, and currently none scheduled for April. Justin has been doing an excellent job working with residents to resolve issues without the need for a hearing.

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

Nielsen reported the following for Gleason:

- Just a reminder that although we have not had any reports of bears, they will be coming out of hibernation, so please keep your trash cans, bird feeders, and pet food in your garage or away from easy access to bears.

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

Miller reported the following:

- There were 34 projects submitted in February. 26 were approved by the ACC Administrator, and 8 were approved by the Architectural Control Committee. That is a 100% approval of submitted projects for the year. Projects submitted are up about 5.4% over this same time in 2023.

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

Thrush reported the following:

- There were 2 forestry, firewise, and grant visits in February.
- The annual Chipping Days will be at Lewis Palmer High School again. They will be on June 29 and 30, and on July 27 and 28.

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

Pearsall reported the following for Cutler:

- Pine needle raking and tree trimming were performed on the office grounds earlier this month.
- Sprinkler start-up has been scheduled for May, weather permitting.
- Spring planting of the flower beds at the Barn/Office has been scheduled for May, weather permitting.
- Boundary fencing for trees at Toboggan Hill has been received. It will be installed when weather permits.
- Pearsall is working the Grants and Outreach Specialist overseeing the noxious weed spraying grant.

#### 15. President's Report-

Bush reported the following:

- WIA is looking into the possibility of putting a small parking area at The Meadows on Augusta Drive, as users of the trail are parking in the grass.

#### **Old Business**

None.

#### **New Business**

The meeting was adjourned at 7:37pm.

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Rick DePaiva, Secretary

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Date