

# WOODMOOR IMPROVEMENT ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS MEETING

April 24, 2024

### BOARD MEETING –

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

Board members present: Brian Bush (President), Peter Bille (Vice-President), Rick DePaiva (Secretary/Director of Community Outreach), Steve Cutler (Director of Common Areas), Ed Miller (Director of Architectural Control) and Cindy Thrush (Director of Forestry).

Board members absent: Connie Brown (Treasurer) 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: Three (3), 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 DePaiva. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bush asked if there were any changes or corrections necessary to the March 27, 2024 Board Meeting minutes. There were no changes. Thrush made a motion to approve the March 27, 2024 minutes as written. The motion was seconded by Bille. Motion passed unanimously.

4. Owner Comments- Jennifer Davis again raised concerns regarding an ACC approved project after receiving the letter from Bush explaining that WIA had re-measured the project and that it met the required criteria. Bush stated that there was clearly a difference of opinion as to the facts, and that the Board considers the matter closed. Jackie Burhans asked what the Board thought of House Bill 24-1300 regarding the requirements of deforestation. Bush explained that WIA notified our representatives in the State Legislature that in its current form, WIA is opposed to the bill.

At this time Bush took a moment to announce that a long-time Board member had unexpectedly passed away on April 19<sup>th</sup>. Per Suhr had served on the Board for many years in many positions, as well as being on the ACC for many years. He will be missed by all. Bille has agreed to act as Covenant Director until a replacement can be appointed.

### Reports

5. Vice-President's Report-

There was nothing to report.

6. Secretary/Director of Community Outreach-

DePaiva had nothing to report except his thanks to those that attended the NEPCO meetings in his absence.

7. Treasurer's Report-

Bush reported the following for Brown:

- Income and expenses are within budget.
- We are getting better interest than we thought, which is good because office rentals and barn rentals are down.

8. HOA Manager's Report-

Cagliari reported the following:

- The May Board meeting will be Wednesday, May 22<sup>nd</sup> at 7pm.
- Both in March and April, WIA mailed letters to the residents that have yet to pay their dues. We are receiving payments. If we have not received payment by May 17<sup>th</sup>, liens will be filed.

- The deadline to submit articles for the June newsletter is Wednesday, May 29<sup>th</sup>.

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

Bille reported the following:

- There were 18 total covenant related items in March, two were unfounded, and 3 violation issued. There were 15 issues resolved with a friendly email or letter, removing the need for formal violation notices.
- There were 14 HOA inspections performed in March.
- There were no hearings held in April, and none are currently scheduled for May.

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

Nielsen reported the following for Gleason:

- We've had our first reports of bears in area.
- We had a few reported CTAs (vehicle burglaries) this month. All 3 vehicles hit in Woodmoor were left outside and unlocked. Nielsen stressed that if your vehicle is parked outside, make sure it is locked.

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

Miller reported the following:

- There were 39 projects submitted in March. 28 were approved by the ACC Administrator, and 11 were approved by the Architectural Control Committee. That is a 100% approval of submitted projects for the year. Projects submitted are up about 4.3% over this same time in 2023.

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

Thrush reported the following:

- There were 4 forestry, firewise, and grant visits in March.
- 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. Saturdays will be 8am to 4pm and Sundays will be 8am to 2pm.

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

Cutler reported the following:

- 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.
- The Preserve was inspected by Cutler, Pearsall, and Front Range Arborists Specific species and locations were identified as part of the Colorado noxious weed grant program.
- WIA is still evaluating the effectiveness of the raptor poles, as well as investigating other eradication measures.

#### 14. President's Report-

Bush suggested that WIA notify the owners around The Preserve to also spray their noxious weeds.

**Motion:** Miller made a motion to appoint Thrush to the Architectural Control Committee. Bille seconded the motion. The motion passed unanimously.

#### **Old Business**

None.

#### **New Business**

The meeting was adjourned at 7:23pm.

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Rick DePaiva, Secretary

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Date