

Woodmoor Improvement Association, Jan. 31 and Feb. 23

Annual Meeting and Reorganization



Above: With Forestry Administrator Matthew Nelson and Architectural Control and Commons Administrator Bob Pearsall (in the foreground) looking on, the new certified Woodmoor Improvement Association board and staff conduct its reorganization meeting. From left: Ed Miller, Director of Forestry; Steve Cutler, Director of Common Areas; Rick DePaiva, Secretary and Director of Community Outreach; Cindy Thrush, Director of Covenants; Peter Bille, Vice President; Brian Bush, President; Per Suhr, Director of Architectural Control; Brad Gleason, Director of Woodmoor Public Safety (WPS); Kevin Nielsen, WPS Chief; Denise Cagliari, Homeowners Association Administrator. *Photo by Jackie Burhans*

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on Jan. 23 for its annual meeting to elect new board members, review 2021 accomplishments, state 2022 goals, and recognize good neighbors. The board met on Feb. 23 to reorganize the board positions and update its open fire rules and regulations. President Brian Bush implored residents to store their trash cans after pickup and clean up after their dogs on local streets and common area trails, leveraging the dog waste stations.

Annual meeting

Bush kicked off the meeting by noting that the meeting was being held both in-person and by Zoom and that it was being recorded. He invited the audience to ask questions as he presented either in-person or by chat. He noted that the 2021 annual meeting had been canceled but its presentation was on the website and said the 2022 presentation would also be posted. See <http://bit.ly/wia-2022-annual>.

Bush confirmed that with 862 ballots, a quorum of homeowners was achieved, and the election of new board members could proceed. At the time of the meeting three people had nominated themselves and the League of Women Voters of the Pikes Peak region was scheduled to count the votes and certify the results.

Bush reviewed the mission of WIA to perform covenant and architectural control; maintain and improve common areas; and provide public safety. He introduced the 2021 board members and staff, noting their years of service. Noting that prices for everything have gone up, he said the \$8 increase in annual dues to \$275 was still a pretty good deal, as many associations charge that much monthly. The main sources of WIA revenue are dues, new construction fees, and rental fees for the Barn and its offices, he said. Bush commended staff for holding down expenses, and coming in under budget, which left a small surplus to be allocated at the next meeting. Major expenses include payroll, common area maintenance and improvement projects, and Woodmoor Public Safety (WPS) operations. Finally, he noted that the

board maintains a healthy reserve fund to pay for things that need to be replaced or repaired, with a recent study projecting expense out for 30 years.

WPS services include immediate officer response, vacation checks, crime prevention, traffic control, 24/7 patrol, and interagency support and communication. In 2022, WPS had 12,500 on-duty hours; drove 60,000 miles; completed 9,751 vacation checks, responded to 1,117 calls for service, and more.

Bush reviewed 2021 accomplishments:

- New portico roof and new windows in The Barn.
- New trail in The Meadows open space.
- Working on D38 Safe Route to Schools grant.
- Managing the \$245,000 matching grant for wildfire mitigation.
- Three chipping days that were free to residents.
- Five \$1,000 academic scholarships.
- Common area pond augmentation, picnic table installation, trail improvement, landscaping, mowing, noxious weed spraying, and Firewise mitigation.

For 2022 objectives, Bush highlighted:

- Commitment to fire risk mitigation and updating the community wildfire protection plan.
- Continued development of trails and enforcement of community standards.
- Engagement on proposed donation of Walters property and development of Proterra property.
- Continued digitization of WIA files.

Top covenant violations include trailers on property more than 72 hours, mowing needed, and barking dogs. Many issues are resolved with a friendly email or phone call without requiring a hearing or fines. Top architectural projects were repainting and roof replacement, with 764 total projects of which 73.7% were approved by office staff.

Good neighbor award nominations were submitted for two residents who looked out for their neighbor's property, brought in packages,

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