

recognizes it hasn't been able to do as much as it would have liked in South Woodmoor.

The agreement is short and simple, he said, and asked for a motion for the board to accept it and allow the vice president and president to sign on behalf of the board at the appropriate time. Board members will sign the agreement 15 days after approval of Filing 3 of the Walters Open Space replat; this is expected to take seven to eight months. The board voted unanimously in favor.

#### Upcoming Woodmoor developments

Rebecca Hicks, a Woodmoor resident, spoke about the notice she received from WIA announcing the community meeting by NES Inc. at 6 p.m. March 29 at The Barn to discuss the North Bay and Waterside developments. *See article above.* NES Inc. is a land planning company representing Lake Woodmoor Holdings LLC. On the north end of Lake Woodmoor, off Deer Creek Road, North Bay is expected to have 35 townhomes. Waterside, with 54 townhomes, is slated for the property just east of Lewis-Palmer Middle school and north of The Barn, bordered by Woodmoor Drive and Deer Creek Road.

Hicks expressed concern that the August 2021 discussion online involved issuing a permit to allow the developer to grade the North Bay area before receiving approvals. She wasn't sure that was accurate and wondered how WIA felt about that. She also expressed concern about the floodplain, the stability of the land, and wetlands intrusion.

Bush responded that any developer who wants to develop land must apply to the county to plat the land and then obtain approvals through the El Paso County Planning Commission and Board of County Commissioners. WIA will have an opportunity to provide its feedback to the Planning Commission based on its assessment of the impact to residents, he said. Bush noted that North Bay has been in the process for two years and is not yet done and said it is still early in the process for both developments. He also noted that between County Line Road and Baptist Road there is not a square inch of land he is aware of that doesn't have a plan for development unless it is open space. He said that none of us are thrilled with all these developments, but it's a fact of life.

North Bay and Waterside properties are part of the 1999 KAB Pankey lawsuit. KAB Pankey was a class-action lawsuit that invalidated some of WIA's authority over certain developments. These developments will still be under WIA's master covenants and can, if they so choose, be covered under sub-homeowner association (HOA) covenants that may be more (but not less) restrictive.

The developer has not submitted plans to WIA. Upon final approval by the county, the developer and builder will have to deposit substantial sums to guarantee they will complete the infrastructure and build the units according to WIA standards. WIA will refund these deposits upon completion of the development phases.

For more information on North Bay, see

<https://bit.ly/epc-northbay-ea> and <https://bit.ly/epc-northbay>; for more information on Waterside, see <https://bit.ly/epc-waterside>. See more details on upcoming projects in Woodmoor at <https://woodmoor.org/woodmoor-developments/>.

#### Transparency and guidelines

Resident JoAnn Schmitz, an attorney who has worked on nonprofit and board governance issues, raised three concerns about the process used for Architectural Control Committee (ACC) decisions regarding applications.

Her first issue was transparency in the process; she said she was not allowed to view the application to understand the request. While the bylaws talk about records availability, they do not specifically cover ACC applications. She said the Colorado Common Interest Ownership Act also identifies a list of records that should be available to members.

Her second concern was about the ACC meetings authorized by the bylaws to carry out the board's duties. She proposed that the meeting directives that govern the board should also control the ACC meetings, and owners should be able to attend any ACC meeting other than executive sessions. She noted that the words "replat" and "subdivide" appear only in the covenants, which say that no further subdivisions shall be permitted except with the approval of the ACC. The ACC manual, she said, has extensive guidelines for building and modifying a property but does not cover replatting or subdividing. She suggested WIA consider developing such guidelines.

Schmitz's third concern was that the standards manual doesn't give the ACC guidance on what to do about an application that contains factually inaccurate information. The manual, she said, should be updated. She suggested that the application should be immediately denied and can be resubmitted with corrections. She also advised that an ACC member with a prior relationship with an applicant should recuse themselves from any discussion of the application. She offered to share articles and information with the board.

Bush said the board would be glad to take any information she wished to share but also noted that residents can attend any ACC meetings. Schmitt said the ACC heard their concerns and would discuss and get back to them. The door was closed when they went out to the lobby. Board member Ed Miller replied that they had gone into executive session. Schmitt said if she misunderstood, she was happy to hear it. Bush apologized if she got the impression that they could not attend an ACC meeting but that all association meetings except for executive sessions are open to any resident.

#### Board highlights

- Board Director Rick DePaiva reported that he had attended the bi-monthly Northern El Paso Coalition of Community Organizations (NEPCO) meeting on March 19. NEPCO, a great source of information about local developments, is a coalition of 47 HOAs whose repre-

sentatives meet at The Barn every other month on Saturday from 10 a.m. to noon. Meetings are open to the public.

- Board Treasurer Connie Brown reported 205 unpaid accounts; Bush will send a letter on April 8 notifying owners that they have until May 6 to pay, after which WIA will file liens on the property. Homeowners Association Administrator Denise Cagliari reported that the staff is evaluating past due accounts with existing property liens. She said those owners would get a certified letter to pay within 30 days, or their accounts would go to the attorney for collections.
- Woodmoor Public Safety Chief Kevin Nielsen reported progress with the Safe Routes to School (SRTS) trail. The rights of way have been secured, and the next step is to get county approval, and then bids will be put out for construction. Bush explained that a state grant funds the SRTS trail and that WIA had provided seed money, allowed the use of some of its land, and agreed to maintain a portion of the trail.
- Nielsen said that residential and auto burglaries have increased and urged residents to lock vehicles, close garage doors, and secure their homes.
- Common Areas Administrator Bob Pearsall reported that a water main leak on Feb. 14 had flooded the basement of The Barn, resulting in a week of water shut-off for excavation, repairs, and cleaning, for a total cost of \$13,000.
- Bush said WIA is involved in discussions on the Highway 105 widening and the Jackson Creek Parkway (JCP) projects. Highway 105 Phase A from JCP to Lake Woodmoor and Phase B, which continues to Martingale, are fully funded but do not yet have a firm timeline. JCP improvements will be required because of the Monument Junction 1 and 2 developments on the east and west side of the street. The developer will be responsible for the first one-fourth mile from Highway 105 south; the Town of Monument will do the rest of the work down to Higby Road. The timing and funding are not set, but the preferred option is to keep the same look that JCP has between Higby and Baptist. WIA will put out more information as they learn it.

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The WIA Board of Directors usually meets at 7 p.m. on the fourth Wednesday of each month in The Barn at 1691 Woodmoor Drive, Monument. The next meeting will be on April 27.

See the WIA calendar is at [www.woodmoor.org/wia-calendar/](http://www.woodmoor.org/wia-calendar/). WIA board meeting minutes can be found at [www.woodmoor.org/meeting-minutes/](http://www.woodmoor.org/meeting-minutes/) once approved and posted.

Jackie Burhans can be reached at [jackieburhans@ocn.me](mailto:jackieburhans@ocn.me).

## March Weather Wrap

By Bill Kappel

Overall, March was a little cooler than normal and received slightly above normal precipitation. The cool temperatures were mainly a function of a record cold snap that visited the region from the evening of the 5th through the morning of the 12th. Outside of that period, we experienced our normal rollercoaster ride of weather conditions ranging between mild and dry and cool and unsettled.

The month started off with above-normal temperatures and dry conditions, definitely coming in like a lamb. Highs reached the mid-60s on the 2nd and 3rd with clear skies dominating the weather as a strong ridge of high pressure settled in over the region. However, at this time to our north a batch of Arctic air mass was piling up and began working its way south. At the same time, a storm system was moving out of the Pacific Northwest and turning the corner through the southwestern United States. These two features began to affect the region late on the 4th with a few rain showers developing in the region ahead of the cold air, very unusual for March.

Cloudy skies continued with a few flurries the next morning ahead of the first wave of cold air, which arrived just before noon on the 5th. Cold air continued to work in that day while waiting for the storm to our

west to arrive and produce the lift needed for snow to develop. Steady snow began during the morning of the 6th, with 4-8 inches accumulating around the region. The bigger story with this storm was the cold air that was pulled into the region, covering the Front Range with an Arctic airmass. This kept temperatures well below normal for several days as the easterly flow into the region did not allow the cold air to be scoured out. This is unusual for anytime in winter and even more so in March. Temperatures were in the teens by the evening of the 5th and barely managed to reach the low 20s on the 6th. Temperatures fell even more over the next couple days, with high temperatures only in the teens on the 7th.

The 8th saw a brief respite in the clouds and light snow, and temperatures tried to respond to the stronger March sunshine, reaching the low 30s but not quite breaking above the freezing mark. This didn't last long, however, as a reinforcing surge of even colder air quickly moved in. Areas of light snow again developed with this cold surge, but this time the system was moisture starved and only 1-3 inches fell in most locations. Instead, the cold air was the story, as highs barely reached the low 20s on the 9th, upper teens on the 10th, and just below freezing on the 11th. More interesting was our overnight lows falling below zero

each morning from the 9th through the 11th. This is a very unusual occurrence for March, to have three mornings in a row with below-zero readings. Also very unusual was the length of time we stayed below zero, from the late morning on the 5th through the mid-morning on the 12th. A stretch this long is unusual in December let alone March.

The cold air finally moved out of the region on the 12th and was followed by a couple days of more normal conditions. A quick shot of snow and blowing snow did move through during the overnight hours of the 14th, but most of this had melted by that afternoon. Mild conditions returned for the 15th and 16th before the next quickly moving storm more typical of mid-March affected the region. This brought rain and snow showers during the afternoon and early evening of the 16th that quickly changed to heavy wet snow that evening and continued into the next afternoon. The snow accumulated fast on the 17th, with 5-10 inches falling by mid-afternoon. These heavy, wet snowfalls are very beneficial for us as we head into spring, so that was welcome.

Quiet conditions returned over the next several days, but the fresh snow on the ground slowed the warming trend, limiting us to high temperatures in the 40s and 50s. The next quickly moving storm