

acre subdivisions, you've rezoned rezones to put a hotel in Black Forest." He ended, "I want you folks to understand that we elected you to serve us. It's not what you feel. You should be responding to how we feel and what we feel is proper." The commissioners did not respond.

### Highway 105A project

At the Feb. 21 meeting, the commissioners approved a temporary construction easement concerning property along the side of Highway 105 owned by Cade Weaver and Kayla Gilstrap at a

cost of \$630.

The Highway 105A project will improve the highway to four lanes between I-25 and Lake Woodmoor Drive.

### Other decisions

- Feb. 21—the commissioners approved the issuance of an ambulance permit to Monument Fire District. The one-year license runs until Jan. 31, 2024.
- Feb. 21—approved the final acceptance of the Jackson Ranch Filing No. 3 subdivision

into the county road maintenance system.

- Feb. 21—approved an amended resolution to approve the service plan for the Winsome Metropolitan Districts Nos. 1-4 to correct errors in the original resolution. The districts serve the Winsome development at the northwest corner of Hodgen and Meridian Roads. The original service plan was approved by BOCC in July 2019.

*Helen Walklett can be reached at [helenwalklett@ocn.me](mailto:helenwalklett@ocn.me).*

*Woodmoor Improvement Association, Jan. 30, Feb. 1 and 23*

## Annual meeting, reorganization, and signage

*By Jackie Burhans*

The Woodmoor Improvement Association (WIA) board met on Jan. 30 for its annual meeting to elect new board members, review 2022 accomplishments, state 2023 goals, and recognize good neighbors. The board met on Feb. 1 to certify the election, reorganize its positions, and approve operational procedures. Finally, the board held its regular meeting on Feb. 23 to hear a request for trail names for the South Woodmoor Preserve open space.

President Brian Bush implored residents to store their trash cans after pickup and reminded them that open fires are prohibited and are subject to a \$5,000 fine.

### Annual meeting

Bush opened the Jan. 30 meeting, inviting the audience to ask questions as he presented. The presentation is available on the WIA website at <http://bit.ly/wia-2023-annual>. After conducting the pledge of allegiance, Bush recorded the required proof of notice for the meeting, confirmed the quorum, and reviewed the rules of conduct for the meeting.

At the time of the meeting, four people had submitted nomination forms, residents could vote at the annual meeting, and ballots were scheduled for counting the following week.

Bush reviewed the mission of WIA to perform covenant and architectural control, maintain and improve common areas, and provide public safety. He also noted that WIA monitors issues in surrounding areas that may affect its residents.

Noting that board positions are unpaid, he introduced the 2022 board members and WIA staff. The WIA dues for 2023 have increased by \$8 to \$283 annually after considering the impact of inflation on salaries and the cost of improvements. The top three income sources were dues, new construction fees, and rentals. Top expenses other than payroll were common area improvements, maintenance, and forestry. Bush commended the WIA and WPS staff for holding expenses under budget. He noted that insurance was becoming more expensive, and if it continued to increase or was denied, WIA might have to close Toboggan Hill or drain the remaining ponds.

Woodmoor Public Safety (WPS) services include immediate officer response, vacation checks, crime prevention, traffic control, 24/7 patrols, and interagency support and communication. In 2022, WPS had 12,000 on-duty hours, drove 72,200 miles, completed 12,556 vacation checks, responded to 945 calls for service, and more. WPS received \$20,602 in donations for vacation checks. Bush noted that, despite concerns about the recovery center on Woodmoor Drive, the El Paso County Sheriff's Office reported patient calls, parking complaints, and a few welfare checks, but "nothing of too much concern."

Bush reviewed the 2022 highlights:

- Modest improvements to The Barn, including adding a small roof, refinishing the floors, and purchasing new tables.
- Continuing support for the Safe Routes to School trail. The county prohibited using Lake Woodmoor Drive in front of the spill-

way, so the D38 school district got another grant to build a bridge.

- Managing the \$245,000 matching grant for wildfire mitigation to facilitate the creation of a defensible corridor.
- Four chipping days over two weekends that were free to residents.
- Acceptance of the 65-acre South Woodmoor Preserve from the Woodmoor Open Space Committee LLC (WOSC). WIA will mow, mitigate, and spray for noxious weeds, upgrade two trails, and, eventually, add benches and pet waste stations, and raptor poles after resident input.

For 2023 goals, Bush highlighted:

- Managing the final year of the fire mitigation grant.
- Developing trails and enforcing community standards.
- Administering covenants and design standards for the new Cloverleaf development of 131 homes.
- Proactively managing the reserve fund so that future needs are planned and funded.
- Continuing to digitize WIA files.
- Scheduling two chipping weekends in June or July; they will be free to residents.

Top covenant violations include trailers on property more than 72 hours and barking or aggressive animals. Many issues are resolved with a friendly email or phone call without requiring hearings or fines. There was a total of 304 violations, which was down from 425 the previous year. Top architectural projects were repainting and deck replacement, with 634 total projects (down from 762), of which 98.2% were approved by the Architectural Control Committee or office staff.

Good neighbor award nominations were awarded to three couples: Peter and Carol Clark, Charles and Shirley Cooke, and Louis and Sue Plants. The couples were recognized for their kindness and compassion in looking after their neighbors and helping them with yard work, snow removal, and food deliveries. Each couple received a \$75 Home Depot gift card.

The meeting ended with a round of questions and answers on topics, short-term rentals (STRs), increased crime, updates on developments near



**Above:** Woodmoor Improvement Association held its annual meeting on Jan. 30 at The Barn to review accomplishments, set goals, recognize good neighbors, and hold its board election. President Brian Bush presided, with board members Ed Miller, Cindy Thrush, Steve Cutler, Peter Bille, Per Suhr, Brad Gleason, and Rick De Paiva available to speak and answer any questions. *Photo by Jackie Burhans.*



**Above:** President Brian Bush, right, recognized Peter Clark, left, and his wife Carol along with two other couples—Charles and Shirley Cooke and Louis and Sue Plants—as good neighbors. The Good Neighbor Award started in 2005 to recognize fellow residents whose generous neighborly deeds normally go unrecognized. The couples were recognized for their kindness and compassion in looking after their neighbors and helping them with yard work, snow removal, and food deliveries. Each couple received a \$75 Home Depot gift card. *Photo by Jackie Burhans.*

The Cove townhomes, water availability, and the level of Woodmoor Lake. Bush replied that Woodmoor covenants cannot prohibit STRs, but WIA does regulate them as a home business. Public Safety Director Brad Gleason said crime trends have increased in the county, but Woodmoor has seen only minor increases in thefts from open garages and vehicles. Bush noted that the latest plans for North Bay included 30 single-family homes, and he had not seen any update on Waterside. Bush said, as the current president of Woodmoor Water and Sanitation Department (WWSD), it had enough water for a total build-out of 7,000 units, currently from wells but later from the Woodmoor Ranch. He confirmed that the developments on either side of Jackson Creek Parkway would be served by WWSD, which had increased tap fees and charges a premium for high-density development. Woodmoor Lake, owned by WWSD, had to be drained for some infrastructure development and will be refilled to its normal level by next year.