

maintenance costs, and begin the schematic design to improve cost estimate accuracy. Shaffer expects the authority to develop and implement a public relations plan once it knows the costs and to begin engineering design by Q1 2024. From 2024 to 2025, the authority would complete the engineering design and develop and execute the financing strategy. From 2025 to 2026, he expects construction to begin. Shaffer noted that Colorado Springs Utilities (CSU) had its own reuse study but that EPCRLWA had calculated that while initial construction costs would be lower, the associated annual fees mean that after nine years, the Loop would be cheaper for customers in the long run.

Shaffer answered a question about the purity of treated wastewater delivered to homes by saying that there are a number of treatment options used, that

every stream nationwide has treated wastewater going into it and that he was very confident that it would make customers' water very pure. He said that he could not say that it would taste the same as water from the Denver Basin; noting that WWSD is already delivering surface water in parts of the year from Lake Woodmoor, which has a different taste than groundwater.

Martinez then hosted the panel, taking questions from the audience. McGrady answered a question, saying that the NDS has no plans at this time to provide service to neighborhoods on individual wells. A resident asked why medians were being watered in Northgate, and Shaffer noted that heavy-handed conservation conflicts with land use and that WWSD is not a land use organization but does have mandatory conservation restrictions every year. King noted that the Town of

Monument is looking at the issue and expects to develop more restrictive water conservation moving forward.

Residents noted that the Loop and NDS sounded similar and wondered why they did not join forces. McGrady answered that NDS had originally expected to have five to six participants but that, reviewing CSU's permits for SDS, they found an "over the divide issue" where SDS was not allowed to serve water out of Division 2 in the Arkansas watershed into Division 1 in the South Platte watershed (see <https://waterknowledge.colostate.edu/water-management-administration/water-rights/administration-of-water-rights/>.) That precluded some of the WWSD service area which extends into Division 1. Shaffer said it would be problematic to re-open the SDS permit. King added that one of the concerns with the Monument Ridge West an-

nexation was that it would preclude the town from using the NDS.

For more information on WWSD, see <https://woodmoorwater.org>; for more information on EPCLRWA, see <https://www.loopauthority.org>.

Presentations and resources from the NEPCO meeting can be found in the member area of the NEPCO website. Contact your HOA for information on how to access the member area.

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NEPCO meetings are usually held on the second Saturday of every other month at the Woodmoor Barn, 1691 Woodmoor Dr., 10 a.m. to noon. The next meeting is Sept. 9 with the topic of Town of Monument Land Use Planning. All members of HOAs are welcome. For more information, see <https://nepco.org>.

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

Woodmoor Improvement Association, July 5 and 26

# Board questioned by residents, hears input on common areas

By Jackie Burhans

At its July 5 meeting, the Woodmoor Improvement Association (WIA) board president, Brian Bush apologized for rescheduling its June meeting, explaining that there had not been enough board members to form a quorum. In addition to directors' reports, the board addressed a resident's concern about its operations. At its July 26 meeting, the board heard input from residents of the South Woodmoor Preserve.

### Resident questions board operations

South Woodmoor resident Jennifer Davis expressed her concerns that the board's executive sessions are not being held in accordance with the law. The public board meeting, generally held on the fourth Wednesday of each month, is usually preceded by an executive session that is not open to the public. Davis handed the board a copy of the Colorado Common Interest Ownership Act (CCIOA, pronounced "Kiowa"), referring to section 308 regarding executive sessions. Davis asserted that the board must open its

public meeting first and then go into executive session and that the minutes are supposed to indicate the purpose of the board meeting. She further noted that CCIOA limits the purpose of executive sessions to six specific reasons.

Davis also noted that there had been some concerns raised on the NextDoor platform, indicating people felt disconnected. She said the board's agenda was not posted and recommended it do so on its website. Her own concerns revolved around issues with WOSC LLC, and she asserted that it was possible that, in a court of law, a judge could deem the board's actions null and void if they were not conducting their meetings in accordance with the law. WOSC LLC was formed to purchase open space in south Woodmoor and donate it to WIA.

Board President Brian Bush noted that the association is not governed by CCIOA but that her concerns were valid and that the board would discuss them. CCIOA, which is part of the Colorado Revised Statutes (CRS 38-33.3-101 to -401), is a set of laws that govern the

formation, management, powers, and operation of common interest communities, also known as homeowners associations (HOAs). According to the Colorado Department of Regulatory Agencies website, some provisions apply only to communities created after July 1, 1992, while others are limited based on the annual assessment and size of the planned community. WIA was established in 1971 and has an annual assessment of under \$300. For more information, see <https://dre.colorado.gov/ccioa-and-other-state-local-and-federal-laws>.

HOA Administrator Denise Cagliaro noted that the board agendas are posted on the website at <https://woodmoor.org/meeting-agendas/>

### Resident input on common area improvements

At its July 26 meeting, the board invited community members to provide input on common area improvements, focusing primarily on the South Woodmoor Preserve that the board had accepted in June 2022 from WOSC LLC. See article at <https://www.ocn.me/v22n7.htm#wia>. About 25 people attended the meeting.

Bush noted that the board constantly tries to improve the common areas but thought it would be good to solicit input from the community to consider as it develops budgets and makes maintenance and management plans. He noted that, as part of the acceptance, WIA had agreed with WOSC LLC on specific improvements it would make at the preserve. He also said the board is committed to treating the preserve like its other open spaces. He also reminded attendees that, as a nonprofit entity, WIA cannot prevent members of the public from accessing its open spaces.

The following input was given regarding the South Woodmoor Preserve:

- The ability of first responders to locate people on its unnamed trails.
- Opposition to dog waste stations, questions about the cost, and input on locations.
- Approval of the new trail base and concern about its width.
- Reconsideration of a fence to keep others' dogs out of a private yard.
- Concern about the possible addition of parking around the South Woodmoor Preserve
- Concerns about prairie dogs, the raptor poles previously installed, and a request for collaboration with WIA.
- Concern over loose dogs on the trail and a request for signs reminding users of state leash laws.
- The procedure for requesting access over the trails to deliver landscape rocks.
- Whether WOSC LLC could change the agreement that was made, removing some of its provisions.

Bush thanked the residents for their input, which the board would consider, he said. In responding to specific input, Safety Director Brad Gleason said a cell phone would help responders home in to within three to five meters of a call. Bush said previous surveys indicated residents want waste stations, of which 10 are already installed in other open spaces; they cost \$250 to install and are maintained by a contractor for \$70 per month. Common Areas Administrator Bob Pearsall said the width of the trail and the denial of the fence were related to the need for easement access by both WIA and Woodmoor Water and Sanitation District. Bush suggested the resident work with Pearsall to recon-

sider the fencing.

Noting the cost of installation and maintenance, Bush said the board has no plans to install parking at this time. He said the board was in "wait and see" mode on both parking and prairie dog concerns, given the extremely active construction in the area. The raptor poles previously installed were to encourage natural mitigation of prairie dogs and avoid the need for pesticides. Some of the poles have blown down due to high winds and will be removed, and the board will determine later whether to install more sturdy poles or what other actions to take. For the resident working with a wildlife company to control prairie dogs on their property, Bush directed them to work with Steve Cutler, director of common areas, on any possible collaboration on the nearby common area space.

Gleason suggested residents call Woodmoor Public Safety (WPS) or the Pikes Peak Humane Society (PPHS) animal enforcement division and take photos or videos to help identify people with loose dogs. WPS can only cite residents, he said, while PPHS has additional resources. Bush said an email could be sent out on leash laws but noted that WIA has email addresses for only about half of its residents. He also noted that none of the open spaces has extensive signs. Bush suggested that the resident who wanted to access their yard over the trail work with WIA staff.

Finally, on the matter of WOSC LLC changing its requirements, Bush noted that the commitment was recorded by the clerk and recorder and was legally binding. Tish Norman, former president of WOSC LLC, noted that it had worked with WIA and reached a compromise agreement that would not please everyone. She also noted that as of June 1, WOSC LLC had been disbanded, and she would send out her last update the following weekend.

Other concerns unrelated to the South Woodmoor Preserve included the possibility of a trail on the median in the middle of Fairplay Drive, guidelines for donations to WPS for vacation checks, and questions about the mowing of open spaces. Bush noted that the county was responsible for Fairplay Drive itself and wouldn't let WIA create a trail due to the cost of installing needed crosswalks. He suggested that residents contact the county. WPS Chief Kevin Nielsen said donations were voluntary, so no guidelines were available, but any contribution would be gratefully received. Pearsall noted that open spaces are mowed twice a year, and those that were accessible had been mowed recently and would be mowed again in October. He said the increased rainfall has caused the grass to grow exponentially; Bush asked that residents mow tall grass on their property so it would not dry up and become a fire hazard.

### Board highlights

- Homeowners Association manager Denise Cagliaro reported that WIA was still working with IT to get the insurance company to replace the newly ordered computers that were damaged in storage.
- Director of Community Outreach Brain DePaiva reported that a Northern El Paso County Coalition of Community Organizations (NEPCO) meeting was held on July 22 at the Barn covering the recent annexation request by Monument Ridge and presentations by Triview Metropolitan District and the El Paso County Regional Loop

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