

WOODMOOR IMPROVEMENT ASSOCIATION
THE BOARD OF DIRECTORS ANNUAL MEETING
January 26, 2026

BOARD MEETING

1. Call to Order – 6:59 pm by President Brian Bush
 - Welcome
 - Announcements
 - Present: 8 Board Members
 - Staff present: Denise Cagliaro (HOA Manager), Kevin Nielsen (WPS Chief), Amber Garner (Admin Assistant), Justin Gates (Covenants/Forestry Admin), Bob Pearsall (ACC/Common Area Admin), and Chad Forquer (WPS Deputy Chief).
 - 27 Woodmoor members attended.
 - Meeting Overview – Agenda reviewed by Bush
2. Required Protocols
 - a. Recording proof of notice - Bush
 - b. Confirmation of quorum – President Brian Bush certified that a quorum has been obtained based on the number of ballots received.
3. Bush went over the WIA Mission, which includes Covenant Control, Architectural Control, maintenance of Common Areas, and Woodmoor Public Safety.
4. Bush noted the Board members and WIA/WPS staff in attendance.
5. Bush went over the 2025 highlights.
6. Bush noted that the dues was increased by \$9.00 for 2026. He then went over the statistics for 2025 income and expenses, as well as highlights for the other functions of WIA
7. At this time President Bush announced that WIA had received a last-minute nomination for the Good Neighbor Award. Director Gleason was nominated by one of his neighbors for the help that he has provided to several neighbors, which includes clearing driveways of snow and bringing in packages.
8. Bush went over the Election Procedures at this time. He gave each member present that was running for the Board a few minutes to speak about themselves and why they wanted to serve on the Board.
9. Q & A –
 - a) A resident had a question about if and when Wild Duck Pond could be dredged to rid it of the cat tails. Director Cutler spoke with the resident after the meeting, and he will get back to him with an answer, as WIA will need to check with several other agencies to see if this can be done.
 - b) The next question was about 5G. The resident was concerned that WIA would allow cell towers in the area. At this time, the WIA Board is not entertaining the idea of cell towers in Woodmoor.
 - c) A South Woodmoor resident asked why WIA did not extend the trail on The Preserve behind the homes on Bowstring. At the time that WOSC, LLC donated the property, that was not part of the plan. It is currently not on the plan for improvements.
 - d) Another resident asked why we don't allow other types of fencing from a Firewise perspective. WIA wants to maintain the open appearance of the split rail and dowel fencing; however, we have allowed owners to put a metal gate closest to the home to break that continuity between the wooden fence and the home.
 - e) The last question was from a resident of The Dunes regarding some concerns he has with his sub-association. He was asked to speak with a couple of directors after the meeting.

Meeting was adjourned at 8:05 pm.

Peter Bille, Vice President

Date