WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES of a SPECIAL MEETING OF THE BOARD
Regarding: Board Reorganization after election

January 28, 2026

1. Call to Order – Brian Bush, President, called the meeting to order at 6:59pm.

   Board Members Present: Bush, Bille, DePaiva, Giusti, Gleason, Hann, Davis, Miller, and Cutler

   Board Members Absent: none

   Staff Members Present: Denise Cagliaro (HOA Manager)

   There were two (2) guests present (including the OCN reporter).

2. Owner's comments: None

3. Bush announced the election results: DePaiva received 599 votes, Giusti received 667 votes, Gleason received 693 votes, Doug Hagan received 304 votes, and Jack Polich received 78 votes; therefore, DePaiva, Giusti, and Gleason are elected to the Board.

4. Bush was re-elected as President. Bille was re-elected as Vice President. Giusti was re-elected as Treasurer. DePaiva was re-elected as Secretary/Director of Community Outreach.

5. Miller was re-elected as ACC Director, Cutler was re-elected as Common Area Director, Davis was re-elected as Director of Covenants, Hann was re-elected as Director of Forestry, and Gleason was re-elected as Director of Public Safety.

6. Financial Account Authorizations – A motion was made by Cutler to approve the following as signers on the bank accounts. Brian Bush, President; Peter Bille, Vice-President; Pete Giusti, Treasurer; and Rick DePaiva, Secretary. The motion was seconded by Bille. The motion passed unanimously.

7. Board Meeting Dates/Time – Miller made a motion to set the Board meeting dates and times for 2026 as the fourth Wednesday of each month at 7 pm, with the exception of the November and December meetings, which will be held on Wednesday, November 18th, due to Thanksgiving and Wednesday, December 16th due to the Christmas holiday. Motion was seconded by Giusti. Motion passed unanimously.

8. Hearing Meeting Dates/Time – Davis made a motion to hold the Covenant Hearings on the second Thursday of each month at 6:15 pm, seconded by Cutler. The motion passed unanimously.

9. ACC Meeting Dates/Time – Bille made a motion to approve the 2026 ACC Meeting dates as the second and fourth Tuesday of each month at 7 pm, except December when there is only one meeting, and to appoint the following as committee members: John Clark, Steve Cutler, Michael Ehrlich, Lisa French, Ed Miller, Mark Ponti, and Jay Wojciechowski. Motion was seconded by DePaiva. Motion passed unanimously.

10. DePaiva made a motion to allow the ACC Administrator, Bob Pearsall, to approve the following in the office without prior ACC approval:

    a. Certain Miscellaneous Projects for calendar year 2026, as listed in the Project Design Standards Manual, Chapter 5, Section I, on page 16. All other Miscellaneous Projects, Major Modifications, and New Construction projects will still require ACC approval.

b. Compliance fee deposit refunds up to $500.00 for calendar year 2026. Refund approval will also require the signature of the WIA Manager for processing. All other refund requests will be referred to the ACC for review before approval.
c. Routine Change Orders for all projects. ACC Administrator will reserve the right to refer any Change Order that is deemed to be extensive to the ACC for review before approval.

The motion was seconded by Cutler. The motion passed unanimously.

11. Hann made a motion to delegate to the Director of Forestry the authority to review and approve all tree requests and Firewise lot evaluations, and to appoint the following as a committee member: Raymond Wild. Also grant approval to the Director of Forestry to bring in the former Administrator for help with evaluations and the Grant. The motion was seconded by Gleason. The motion passed unanimously.

The meeting adjourned at 7:06 pm.

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Peter Bille, Vice President

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Date