

WOODMOOR IMPROVEMENT ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 27, 2026

BOARD MEETING –

1. Call to Order- Bille called the meeting to order at 6:58pm.

Board members present: Peter Bille (Vice-President), Rick DePaiva (Secretary/Director of Community Outreach), Ed Miller (Director of Architectural Control), Steve Cutler (Director of Common Areas), Jennifer Davis (Director of Covenant Control), Jason Hann (Director of Forestry), and Brad Gleason (Director of Public Safety).

Board members absent: Brian Bush (President) and Pete Giusti (Treasurer).

Staff in attendance: Denise Cagliari (HOA Manager), Darrin Abbink (Chief of Woodmoor Public Safety), and Kelci Spencer (Covenants/Forestry Administrator).

Visitors present: Four (4) including one (1) OCN reporter.

2. Approval of Agenda- Bille asked if there were any changes to the agenda. The date for the approval of the minutes was corrected to 4/22/26. Miller moved to approve the agenda, seconded by Cutler. The motion carried unanimously.

3. Approval of Prior Meeting Minutes- Bille asked if there were any changes or corrections necessary to the April 22, 2026, Board Meeting minutes. There were no changes. Hann made a motion to approve the April 22, 2026, minutes, as written. The motion was seconded by DePaiva. The motion passed unanimously.

4. Owner Comments- None

Reports

5. Vice-President's Report-

Bille reported the following:

- The staff is doing a great job. Phones and computers are working well.

6. Secretary/Director of Community Outreach-

DePaiva reported the following.

- Go to the NEPCO website for the latest meeting minutes.

7. Treasurer's Report-

Cagliari reported the following for Giusti:

- We are doing well at this point in the year, as we are about 3.1% under budget for expenses.

8. HOA Manager's Report-

Cagliari reported the following:

- The June Board meeting will be Wednesday, June 24th at 7 pm.
- The deadline to submit articles for the June newsletter is Friday, May 29th.
- There are currently 174 unpaid accounts.

9. Director of Covenant's Report-

Davis reported the following:

- There were 16 covenant related items in April, with 3 covenant violations issued. There were no unfounded complaints.
- 29 issues were resolved with friendly letters, emails, and phone calls, removing the need for formal violation notices.
- There were 11 HOA inspections processed for April.

- There were 2 hearings held in April,. There are no hearings held in May. Two hearings are scheduled for June 11th.

10. Director of Public Safety's Report-

Gleason reported the following:

- One of the officers left, so interviews will be held on June 1st for the replacement.
- Chief Darrin Abbink is doing a great job.

11. Director of Architectural Control's Report-

Miller reported the following:

- There were 55 projects submitted in April, 46 were approved by the ACC Administrator, 7 were approved by the Architectural Control Committee, and 2 projects were denied.. There have been 127 projects submitted year-to-date. 124 of 127 projects were approved, for a 97.6% approval rate. We are up 3.2% in projects submitted for the same period in 2025.

12. Director of Forestry's Report-

Hann reported the following:

- There were 7 Forestry, Firewise, and grant visits in April.
- The second grant packet was submitted, and we are just waiting on the check.
- Chipping Days for 2026 have been set for June 20th and 21st and July 18th and 19th.

13. Director of Common Areas' Report-

Cutler reported the following:

- Sprinklers were started up and flowers were planted in front of the Barn on May 27th.
- Mowing will begin in early June, weather permitting.

14. Presidents Report-

Bille reported the following for Bush:

- Be sure to bring your trash cans up to the house after pick up.

Old Business

None.

New Business

15. **Motion:** Hann made a motion to adopt the new Rules & Regulations, with final verbiage available by the end of the week. The motion was seconded by Bille. Motion passed.

The meeting was adjourned at 7:08pm.

Rick DePaiva, Secretary

Date