

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**  
**SPECIAL MEETING**  
*September 26, 2025*

**CALL TO ORDER**

President Rod Kirschner called the meeting to order at 1:00 p.m. on Friday, September 26, 2025, at the WIA Office. Rod Kirschner served as Chairman of the meeting. Directors present included: Rod Kirschner, Sam Butler, Keith Caulfield, Melanie Cook, Derek Gill, Jamie Groskopf, Greg Gusman, Dave Beving, and Phyllis Lavallais by phone. Directors absent: None. Others present were Richard Dittimore (Attorney at Law), Executive Director Lisa Hayman, Melissa Gill, James Schwebach, Carole Magee, Anita M. Paul, Ed Kile, Sue Kile, Kathy Samperi, Rick Bridwell, Pam Bridwell, Debbie Mandola, Louis Pabor, Luanne Pabor, Rod Davis, Tana Davis, and Deb Maldonado.

**President Kirschner made a motion to adjourn to Executive Session. The motion was seconded by Director Gill, and the motion carried 9 to 0.**

**Returned from Executive Session 4:05 pm. Legal Matters Were Discussed.**

**President Kirchner made a motion to keep the annual charges for a single family at \$900.00 for 2025. The motion was seconded by Director Caulfield, and the motion carried 9 to 0.**

**President Kirchner made a motion to keep the annual charges for Multi-Family at \$1,135.00. The motion was seconded by Director Gill, and the motion carried 7 to 0, with Director Groskopf and Director Cook abstaining from the vote.**

**President Kirchner made a motion to keep the Capital Improvement Fee at \$3,200.00. The motion was seconded by Director Caulfield, and the motion carried 9 to 0.**

**After consulting with legal, and due to the slow delivery of the 2025 ballots, Director Caulfield made a motion to reschedule the date of the Waterwood Improvement Association's annual membership meeting from October 11, 2025, to December 13, 2025, and to send out letters to all property owners notifying them of the change of date. This mail-out will not exceed \$3,300.00. The motion was seconded by Director Cook. Director Gill asked how this process would work. Director Caulfield explained the process in**

**detail and stated that after consulting with legal counsel, WIA has met all legal requirements for this election and has complied with all applicable requirements. Extending the election date is to ensure a fair election. The motion carried 9 to 0.**

Director Caulfield made a motion to adjourn the meeting. The motion was seconded by Director Butler, and the motion carried 9 to 0.  
Meeting adjourned at 4:30 p.m.

\_\_\_\_\_ Date

\_\_\_\_\_ President

\_\_\_\_\_ Secretary

***Copies of approved and signed minutes are available at the WIA administrative office {Preliminary Minutes – Until approved at the October 20, 2025 WIA Board Meeting}***