

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
February 16, 2026

CALL TO ORDER

President Rod Kirschner called the meeting to order at 9:00 a.m. on Monday, February 16, 2026, at the WIA Office. Rod Kirschner served as the meeting's Chairman. Directors present included: Louis Pabor, Derek Gill, Jamie Groskopf, Rod Kirschner, Rob Davis, Sam Butler, Phyllis Lavallais, and Melanie Cook. Absent Directors: Greg Gusman. Others present were Executive Director Lisa Hayman, Melissa Gill, Ed Kile, Sue Kile, James Schwebach, Shelly Schwabach, Raymond Ramirez, Carole Magee, Mike Ross, Kathy Samperi, John Samperi, David Beving, Pat Zappa, and Anita Paul.

MINUTES PRIOR MEETINGS

- None

Comments from Property Owners

- None

Property Owner Document Request

- None

EXECUTIVE DIRECTOR

- None

ARCHITECTURAL REVIEW COMMITTEE

- None

MAINTENANCE

- None

President's Report

- None

STRATEGIC PLANNING

- None

DEED ENFORCEMENT

- None

COLLECTIONS

- None

AUDIT/FINANCIAL

- None

EXECUTIVE SESSION

Director Lavallias made a motion to adjourn to executive session at 9:05 am. The motion was seconded by Director Pabor, and the motion carried 8-0. Legal matters were discussed at length. Director Pabor made a motion to adjourn the open session at 11:10 am. The motion was seconded by Director Lavallias, and the motion carried 8-0.

BYLAWS AND COVENANTS

- None

COMMUNITY COMMUNICATIONS

- None

COMMUNITY SOCIAL EVENTS

- None

LIASON TO WATERWOOD WOMEN'S LEAGUE

- None

LIASON TO CITY AND STATE

- None

ESD 2

- None

LIAISON TO MUD

- None

LIAISON TO WNGRA

- None

SECURITY

- None

Elections & Nominations

- None

UNFINISHED BUSINESS

- Multipurpose-Building
- Fireworks
- Books & Records
- Security
- Code of Conduct
- New York Lein Holder
- January 19, 2026, Meeting Minutes

NEW BUSINESS

- None

Director Pabor made a motion to adjourn the meeting. Director Butler seconded the motion, and the motion carried 8-0.

Meeting adjourned at 11:15 am.

_____Date
_____President
_____Secretary

Copies of approved and signed minutes are available at the WIA office (Preliminary Minutes – Until approved at the March 16, 2026, WIA Board Meeting)