

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

February 18, 2008

CALL TO ORDER

President Jack Zimmermann called the meeting to order at 9:00 a.m. on Monday, February 18, 2008 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Other Directors present included: John Charlton, Baldomar Garcia, Ken Hicks, Donnie Marshall, Earl McVay, Pat Nabers, John Shideler, and Pat Willborn. Directors Absent: None. Others present were Barbara Bunyard, Mike Burney, Gene Clark, Margaret Evirs, Yolanda Fifield, Joe Fifield, Andy Gilliam, Lisa Hayman, Steve Heide, Betty Horn, Jim Jemison, Butch Johnson, Barb Knudson, Carol McVay, Joe Moore, Walt Ringler, Lou Rogers, Lou Salfi, Barry Stanley, Jerry Waples, and Alvin Wyatt.

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the January 21, 2008 minutes. Motion seconded by Director Garcia. Director Willborn requested that the word "to" be placed in the second paragraph between motion and approve in the Security section. Motion approved with correction and passed.

EXECUTIVE VICE PRESIDENT'S REPORT

Executive Vice President Earl McVay had no report.

EXECUTIVE DIRECTOR'S REPORT

Precinct 4 Commissioner Lou Rogers reported that units 1 & 2 of Holiday Hills have been completely burned and the third unit will be burned within the next 3 weeks. He thanked the Waterwood Volunteer Fire Department, Point Blank Fire Department, and Legacy EMS for all being involved and suggested that when the final structure is completed that a nice letter thanking each of the organizations be mailed to them. Constable Rogers introduced WIA member and resident Joe Fifield who is a new deputy for Precinct 4 and will be helping out in Waterwood and the North FM 980 area.

RESORT REPORT

Matt Landreau briefed the board and those in attendance on what is happening with the club. He reminded everyone of the Thursday and Friday night events and encouraged everyone to attend.

After some discussion, President Zimmermann read a letter received from Kyle Kuntz, SHECO CEO regarding power line issues.

ARCHITECTURAL CONTROL BOARD

Director Baldomar Garcia distributed the monthly ACB report which consisted of the following:

Several of the violation letters mailed out were corrected. They are as follows:

Nine (9) first violation notices were mailed out and six (6) were corrected. There were also two verbal contacts and both are being corrected.

There were also two (2) Small Improvement Project Applications approved and One (1) Large Improvement Project Application.

Dog issues and problems in Waterwood were discussed and Constable Rogers said that people could call his office or Gary Harper, San Jacinto County Animal Control Officer.

AUDIT/FINANCIAL

Director McVay went over the monthly financials. Executive Director Joe Moore reported that two (2) investments matured on February 15, 2008 and will be reinvested and also three (3) more will mature on March 1, 2008 and will be reinvested. Director McVay then discussed the Five (5) year Forecast and briefed the board on different scenarios.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the seventh publication of the Waterwood Neighborhood News is at the postal distributor and they are working on the March issue.

COMMUNITY SOCIAL EVENTS

Director Willborn reported that her committee had met and after some discussion Director Shideler made a motion to combine the annual Spring Outing with the July 4th celebration having one event only which would be an Old Fashioned July 4th Celebration on Friday July 4th. Motion seconded by Director Garcia. Motion did not pass. After more discussion, Director Garcia made a motion to hold both events, the annual Spring Outing and an Old Fashioned July 4th Celebration. Motion seconded by Director Hicks and passed. It was also decided that the 2008 annual Spring Outing will be held on April 26th.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Garcia introduced Precinct 4 Constable Lou Rogers and candidate for Precinct 4 Constable Alvin Wyatt. Constable Rogers reminded everyone that early voting begins February 19, 2008.

LIAISON TO EMS & VFD

Director Marshall reported that a contract with Legacy EMS has been signed and they are stationed in Waterwood from 7 p.m. to 7 a.m.

LIAISON TO SECURITY & MUD

Director Nabers reported that Security traveled 8,373 miles during the month of January. She also reported there were three (3) incidents for the month.

After some discussion concerning a meeting that Director Nabers and Joe Moore had met with Matt Landreau, Director Nabers made a motion to approve a proposal received from Matt Landreau to continue the security with the club at a cost of \$500 per month for 9 months or until property is sold or there is a new developer.. Motion seconded by Director Garcia and passed.

Director Nabers reported that the next MUD meeting is scheduled for Tuesday, February 19, 2008.

MAINTENANCE

Director Charlton reported that monthly routine maintenance is continuing. Director Charlton reported that he has received several comments and suggestions concerning the maintenance contract. He will make those changes and bring a recommendation from the committee back to the board for the March meeting.

NOMINATIONS

Director Hicks had no report.

REAL ESTATE

Director Ken Hicks introduced Lou Salfi from Anthony Properties again. Mr. Salfi informed the board that they are continuing to move forward with their plans.

UNFINISHED BUSINESS

After discussions concerning the signs at FM 980 and Highway 190, Director Nabers agreed to get bids from appropriate companies to evaluate the possibility of moving those signs to property owned by Waterwood Improvement Association.

NEW BUSINESS

Director Hicks brought forth a discussion concerning some residents of Waterwood and suggested that WIA be supportive of the residents in situations that have escalated and continued through email messages.

There being no further business, a motion was made by Director John Shideler to adjourn the meeting at 12:22 p.m., seconded by Director Ken Hicks, motion carried.

Date

President

Secretary

Verbatim taped minutes are available at the WIA administrative office
Copies of approved and signed minutes are available at the WIA administrative office
Minutes recorded by Lisa Hayman, Assistant Secretary

{Preliminary Minutes – Until approved at the March 17, 2008 WIA Board Meeting}