

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

January 21, 2008

CALL TO ORDER

President Jack Zimmermann called the meeting to order at 9:00 a.m. on Monday, January 21, 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 Lisa Aguarda, Mike Burney, Monte Cartright, Gene Clark, Margaret Evers, Andy Gilliam, Shirley Gilliam, Lisa Hayman, Steve Heide, Betty Horn, Butch Johnson, Barb Knudson, R.J. Macha, Carol McVay, Joe Moore, Walt Ringler, Lou Rogers, Lou Salfi, Bob Tackett, and Joyce Tackett.

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the December 17, 2007 minutes. Motion seconded by Director Garcia and passed.

EXECUTIVE VICE PRESIDENT'S REPORT

Executive Vice President Earl McVay had no report.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Joe Moore reported that he had received a request from NRPI to move a common area at The Villas from NRPI. After some discussion, it was referred back to the Real Estate Committee for more information. He also informed the board that NRPI had requested that a road in the Piney Point area be extended. After discussion, it was also referred back to the Real Estate Committee.

According to Precinct 4 Commissioner Lou Rogers, all of the material has been removed from the Holiday Hills units and they are ready to be burned.

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 three (3) were corrected.

There were also three (3) Small Improvement Project Applications approved.

AUDIT/FINANCIAL

Director McVay went over the monthly financials. Director McVay then discussed the 2008 budget that had previously been mailed to each director. He made a motion to approve the budget pending a revised figure for EMS. Motion seconded by John Charlton and passed.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the sixth publication of the Waterwood Neighborhood News is being prepared.

COMMUNITY SOCIAL EVENTS

Director Willborn reminded the board that if the board wishes to combine the Spring Fling and July 4th Celebration, this will need to be discussed. President Zimmermann requested that it be put on the February agenda for discussion.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Marshall introduced Gene Clark with the San Jacinto County ESD.

LIAISON TO EMS & VFD

Director Marshall reported that San Jacinto County cancelled their EMS contract with Guardian effective December 31, 2007 and signed a new contract with Legacy EMS. He also reported that WIA received a request from Guardian to cancel our mutual contract. Legacy has offered WIA a contract and WIA will need to look into that along with more possible options.

LIAISON TO SECURITY & MUD

Director Nabers reported that Security traveled 8,376 miles during the month of December. She also reported there were three (3) incidents for the month.

Director Nabers made a motion approve a proposal received from Matt Landreau to continue the security with the club at a cost of \$500 per month. Motion seconded by Director Garcia. After some discussion, motion was tabled for negotiation.

Director Nabers reported that MUD's audit was completed with no irregularities. She also informed the board that Phil Palmer will be retiring and that Kevin Cook will be taking over the responsibilities. Also reported was a resignation that should be received in the upcoming week from Tony Wolfskill and that position will have to be filled.

MAINTENANCE

Director Charlton reported that monthly routine maintenance is continuing. He distributed a sample contract to use while his suggestion is to put the maintenance contract out for bid. He asked the directors to look over the information and bring their questions and suggestions back to the February meeting.

NOMINATIONS

Director Hicks had no report.

REAL ESTATE

Director Ken Hicks reported that he had met with Matt Landreau and he is still optimistic about Waterwood. He introduced Lou Salfi a consultant with Anthony Properties who briefed the board on their intentions.

UNFINISHED BUSINESS

President Zimmermann showed the directors the memorial plaques that were acquired and said they would be installed at the earliest possible time.

NEW BUSINESS

President Zimmermann reported that WIA had received notice from the owner of the property where the Waterwood entrance sign and flag poles are located to remove the sign and flag poles by February 5, 2008. After some discussion, it was agreed that President Zimmermann would get a bid to remove the sign and flag poles and have them relocated to property owned by WIA.

At this time, the board entered into an executive session.

The board reconvened to the regular session. John Charlton made a motion to accept the EMS contract from Legacy EMS for one (1) year at the expense of \$89,000 per year beginning February 1, 2008. Motion seconded by John Shideler and passed.

There being no further business, a motion was made by Director John Shideler to adjourn the meeting at 1:05 p.m., seconded by Director Baldomar Garcia, 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 February 18, 2008 WIA Board Meeting}