

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

SPECIAL MEETING

October 13, 2018

CALL TO ORDER

President Jack Zimmermann called the meeting to order at 9:00 a.m. on Saturday, October 13, 2018 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Other Directors present included: Rick Brown, John Charlton, Bob Lane, Pat Nabers, Larry Maas, Sam Butler, and Lynn Spencer. Directors Absent: Debbie Nicholson. Others present: Lisa Hayman and Sally Charlton.

CANVASS ELECTION RESULTS

Director Brown, Election Committee Chairman, announced the total number of eligible votes for the 2018 Annual Meeting was 1346. There were 177 valid proxy ballots received and two (2) invalid proxy ballots received (no signature).

Receipt of Auditors Report for 2017 -	176 For	1 Against
Ratification of Auditors for 2018-	174 For	3 Against

Director Brown reported for the election of directors there were 280 director ballots received. There were 272 valid director ballots submitted with eight (8) invalid ballots; 1 ballot voted for more than 4 people, 3 ballots with no signature stub, and 4 signature stubs with no ballots.

Director Brown reported that there were 178 Ballots received for the deed restriction changes. There were 6 invalid ballots: 5 ballots with no votes given and 1 not signed.

Item No.	Item to be Changed	Change Summary	For	Against
1	Protective Covenants Common to all Sub-divisions B.1.b.	Native growth on an unimproved lot may be prudently removed without prior approval from Architectural Control Board	149	22
2	Protective Covenants Common to all Sub-divisions B.2	Native growth on an improved lot may be removed without prior approval from Architectural Control Board	149	22
3	Protective Covenants Common to all Sub-divisions B.3	Live trees greater than 4" in diameter may be removed	129	41
4	Protective Covenants Common to all Sub-divisions B.10	For Sale or Rent properties may have one permitted sign facing the golf course and/or the lake	163	8
5	Protective Covenants Common to all Sub-divisions B.13	Home businesses are allowed provided they do not constitute a nuisance or involve regular visitation by clients, vendors, etc.	145	26
6	Protective Covenants Common to all Sub-divisions B.14	Tenant registration form required within 30 days of lease signing for all rental properties	139	22
7	Protective Covenants Common to all Sub-divisions B.15	Upon death of a homeowner, estate sale (home, garage, yard) will be allowed	163	9
8	Protective Covenants Common to all Sub-divisions B.18	Boats may be parked on a driveway or side / back yard from May 1 through September 30.	127	41

9	Protective Covenants Common to all Sub- divisions B.23	Antennas are allowed per FCC act of 1996 and 2004 amendment. Satellite dishes may be placed without prior approval	156	15
10	Protective Covenants Common to all Sub- divisions C.1b.4	New construction: Remove native growth and live tree restriction	140	30
11	Protective Covenants Common to all Sub- divisions C.9.b.8	Solar panels and geothermal rooftop units are allowed	164	8
12	General Warranty Deed 2.12	WIA no longer responsible to put utilities on properties	118	52
13	General Warranty Deed 2.2,2.5	Annual charges are due and payable by December 31 of each calendar year	132	38

Director Brown reported that there were 229 Ballots received for the by-law changes. There were 13 invalid ballots: 13 ballots with no votes given.

Item No.	Item to be Changed	Change Summary	For	Against
1	By-Laws page 4 Article IV Paragraph 1	Remove requirement that dues must be current in order to vote (per Texas Property Code Sec. 209.0059. RIGHT TO VOTE)	114	87
2	By-Laws page 4 Article IV Paragraph 1	No member is eligible to cast more than one vote; and no member may cast more than one vote per property	175	40

Director Charlton made a motion to approve the election results. Motion seconded by Director Lane and passed.

There being no further business, Director Lane made a motion to adjourn, seconded by Director Butler. The meeting was adjourned at approximately 9:53 a.m.

Date

President

Secretary

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 November 19, 2018 WIA Board Meeting}

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

ANNUAL MEMBERSHIP MEETING – OCTOBER 13, 2018

CALL TO ORDER – The 2018 Annual Membership Meeting was called to order by WIA President, Jack B. Zimmermann at 10:00 a.m. on October 13, 2018 at the Waterwood Pavilion.

QUORUM STATEMENT – President Zimmermann announced that the number of eligible voters for 2018 were 1346 with 10 percent needed for a quorum. A quorum was declared present. 179 voters were declared present in person and proxy.

INTRODUCTION OF DIRECTORS, WIA OFFICE PERSONNEL, WATERWOOD FIRE DEPARTMENT, WIA SECURITY AND SPECIAL GUESTS – President Zimmermann introduced the directors, office staff, fire men and women, and security and WIA’s auditor Pam Huggins.

APPROVAL OF THE 2017 ANNUAL MEMBERSHIP MEETING MINUTES – Reading of the minutes of the 2017 Annual Membership Meeting was waived as the minutes had been posted on the WIA website in November 2017. Sally Charlton made a motion to approve the 2017 minutes as written. This motion was seconded by Al Goldsmith and passed.

Director Brown reported the total number of eligible votes for the 2018 Annual Meeting was 1346. There were 177 valid proxy ballots received and two (2) invalid proxy ballots received (no signature).

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RECEIPT OF AUDITORS REPORT FOR 2017 – Director Brown reported that total number of proxy ballots cast in person and proxy were 176 voting for the Receipt of the Auditors Report for 2017 and 1 against.

RATIFICATION OF AUDITORS FOR 2018 – Director Brown reported that total number of proxy ballots cast in person and proxy were 174 voting for the Ratification of Auditors for 2018 and 3 against. The auditors will be Kenneth C. Davis and Company, PC.

ELECTION COMMITTEE REPORT – Election Committee Chairman Rick Brown announced that 280 Election of Director ballots were received by the October 11, 2018 deadline. There were 272 valid director ballots, eight (8) invalid Director Ballots: 1 voted for more than 4 people, 3 ballots with no signature stub, and 4 signature stubs with no ballot. The votes received for each candidate as follows: Anita Paul (174), Mike Bercu (171), George Russell (74), Marcia Netzinger (212), Paul Fink (195), Pat Nabers (135). Write in votes: Pat Zappa (1), Robert Metz (1), Melanie Cook (2), Sue Russell (12), Ruth Massingill (13), and Chuck Bordo (13).

UNFINISHED BUSINESS – None.

NEW BUSINESS – Several WIA members asked questions concerning ASGi, MUD/Sewer, bulk heading, dues, sales, advertising, Sterling Management, VRBO, etc.

Debbie Maas invited those in attendance return to the pavilion for the Waterwood Women’s League Bingo Night at 5:00 this afternoon.

There being no further business, Al Goldsmith made a motion to adjourn, seconded by Anita Paul. The meeting was adjourned at approximately 11:30 a.m.

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

October 13, 2018

CALL TO ORDER

Jack Zimmermann called the meeting to order at 11:45 a.m. on Saturday, October 13, 2018 at the WIA Office. John Charlton served as Chairman of the meeting until the new president was elected. Directors present included: Sam Butler, John Charlton, Paul Fink, Bob Lane, Larry Maas, Marcia Netzing, Anita Paul, and Jack Zimmermann. Directors absent: Mike Bercu. Others present were Lisa Hayman and Anita Treadway.

Election of Officers

After calling the meeting to order, John Charlton opened up nominations for President. Director Lane nominated Jack Zimmermann for the office of President. With no other nominations, Director Zimmermann was elected as WIA President for the 2018-2019 year.

Nominations for Executive Vice President were taken. Director Netzing nominated Director Charlton for Executive Vice President. With no other nominations, Director Charlton was elected Executive Vice President for the 2018-2019 year.

Director Netzing was elected Secretary by acclamation for the 2018-2019 year.

Director Maas was elected treasurer by acclamation.

Lisa Hayman was elected Assistant Secretary by acclamation.

President Zimmermann requested that each director submit via email to him the committees that they would like to serve and/or chair.

Unfinished Business

After some discussion, President Zimmermann appointed an interim ACB consisting of Director Butler as chair, Director Charlton and Lisa Hayman to look at the variances requested by ASGi.

Director Maas discussed several items that he introduced to the directors. These items include: ownership of the budget, invoice approval process, budget workshop, by-laws, covenants, deed restrictions and general warranty overview, committee assignments, committee roles and responsibilities, garbage area solution, and Saturday board meetings.

After some discussion concerning each item, Director Maas made a motion to hold two WIA monthly board meetings on the 3rd Saturday in February and the 3rd Saturday in June. Motion seconded by Director Netzing. Motion carried.

There being no further business, a motion was made by Director Charlton to adjourn the meeting at 1:22 p.m., seconded by Director Fink, motion carried.

Date

President

Secretary

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 November 19, 2018 WIA Board Meeting}