

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
DIRECTOR'S MEETING
January 19, 2009

CALL TO ORDER

Jack Zimmermann called the meeting to order at 9:00 a.m. on Monday, January 19, 2009 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Mike Bercu, John Charlton, Janas Goldsmith, Donnie Marshall, Earl McVay, Tom Readal, John Shideler, and Barry Stanley. Directors absent: None. Others present were Sally Bercu, Mike Burney, Margaret Evirs, Baldomar Garcia, Al Goldsmith, Dick Hansen, Lisa Hayman, Steve Heide, Betty Horn, Barb Knudsen, Karen Lane, Bob Long, Ruth Massingill, Carol McVay, Jane Miller, Joe Moore, Joe Oates, Walt Ringler, Damon Thomas, James Walters, Jerry Waples, and Alvin Wyatt.

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the December 15, 2008 minutes, seconded by Director Readal. Motion passed.

EXECUTIVE VICE PRESIDENT'S REPORT

No report given.

President Zimmermann presented Dick Hansen with a crystal desk plaque for his hard work and dedication during hurricane Ike.

SPECIAL GUESTS

Barry Stanley introduced the newly elected Sheriff of San Jacinto County, James Walters. He briefed those in attendance about himself, his background, and what he would like to accomplish. He introduced his Chief Deputy, Bob Long.

Also in attendance was Alvin Wyatt, newly elected Constable for Precinct 4. He also briefed the board on his background, his duties, and reassured everyone that he will be working for the good of the community.

RESORT REPORT

No report given.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Joe Moore reported that he is continuing to work with the lender that, Cap Source Bank on the collection of the NRPI 2007 and 2008 Fees.

He also reported that he met with a FEMA representative concerning the expenses for debris removal incurred by hurricane Ike and he is continuing to gather documentation requested for a possible reimbursement from them.

He reported that he had been contacted by Matt Landreau of Waterwood National concerning the street lights. They have requested that SHECO disconnect all of the street

lights from the club to highway 190, from the club to Fairway One, those street lights from LaTrobe to LaJolla, and down Marina Road. After a lengthy discussion, Director Charlton made a motion to turn off the street lights from the entrance of Highway 190 to the "V" with the exception of three. Motion seconded by Donnie Marshall and passed. Director Charlton made a motion for WIA to maintain the street lights on Marina Road. Motion seconded by Director Readal and passed. Director Charlton made a motion for WIA to maintain the street lights from Fairway I to the end of LaTrobe, LaTrobe down the parkway. Motion seconded by Director Readal and passed. Director Charlton made a motion to keep all street lights lit from Whispering Pines to FM 980. Motion seconded by Director Stanley and passed. Director Charlton made a motion to refer the street light decision from FM 980 to the club to the Real Estate Committee requesting that those lights be viewed at night and see how many, if any, may be disconnected without losing the appearance of a vibrant, properly lit parkway. Motion seconded by Director Marshall and passed.

Executive Director Joe Moore revisited the storage building issue. After some discussion, Director Shideler made a motion to table the issue, send it back to committee for review. Motion seconded by Director Charlton and passed.

ARCHITECTURAL CONTROL BOARD

Director John Charlton reported that in December, six (6) violation letters were mailed and three (3) had been corrected. He also reported that there were no verbal contacts. The ACB committee approved two (2) Small Improvement Project Applications and no Large Improvement Project Applications.

AUDIT/FINANCIAL

Director McVay went over the monthly financial reports in detail. He reported that the audit financial committee and Mike Burney are finalizing the work on the new property database and accounting system and anticipate having it within the next few weeks.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the current issue of the WNN is ready and they are going to press. Director Shideler distributed a WNN Cost Analysis sheet and after some discussion, he made a motion to print as normal for the month of February and beginning in March, print 100 copies for pick-up only, and have internet availability. Motion seconded by Director Charlton and passed.

COMMUNITY SOCIAL EVENTS

Director Marshall informed the board that in February a date for the Spring Fling would need to be decided.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Mike Bercu reported that he is continuing with the Disaster Preparedness Plan for Waterwood.

LIAISON TO EMS & VFD

Director Marshall distributed a proposed fee schedule from Legacy EMS. After some discussion, Director Charlton made a motion to renew the contract with Legacy for two (2) years at a cost not to exceed \$93,450.00 while the option of returning to the ESD is explored. Motion seconded by Director Stanley and passed.

Director Marshall distributed information concerning the purchase of a new fire truck. After a brief explanation, he made a motion to purchase the new fire truck from M 3 Fire Apparatus, LLC, at a cost of \$159,100 with monthly payments being made to Government Capital. Motion seconded by Tom Readal. Motion passed.

LIAISON TO SECURITY & MUD

Director Stanley reported that the last MUD meeting was December 16th where they approved adoption from TCEQ to implement standby fees. The next meeting is scheduled for January 20th at 3:00.

Director Stanley reported that Security traveled 6,003 miles during the month of December and had three (3) incident reports. He also reported that he did some comparisons on gas purchasing and made a motion for WIA security to start purchasing gasoline from Waterwood National. Motion seconded by Director Charlton and passed.

MAINTENANCE

Director Goldsmith reported that the maintenance crew is continuing their regular maintenance. She also reported on a commercial type wood chipper and made a motion to purchase the 5 ½ inch chipper. Motion seconded by Director Bercu. After some discussion motion was tabled for additional research.

NOMINATIONS

No report.

REAL ESTATE

Director Readal reported that he has examined all of the documents concerning amendments to the deed restrictions and covenants and there is nothing in any of the documents that would prohibit construction on the Villas common area owned by WIA.

UNFINISHED BUSINESS

WIA member Walt Ringler gave a brief update on the status of the pavilion project and extra expenses. Discussion took place and Director Charlton made a motion not to build the pavilion as proposed for \$100,000 on Common Area C of the Villas. Motion seconded by Director Marshall and passed.

New Business

None.

At this time, the board entered into an executive session. Regular session reconvened at 1:36 p.m.

There being no further business, a motion was made by Director Shideler to adjourn the meeting at 1:37 p.m., seconded by Director Marshall, 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 16, 2009 WIA Board Meeting}