

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
DIRECTOR'S MEETING
November 17, 2008

CALL TO ORDER

Jack Zimmermann called the meeting to order at 9:00 a.m. on Monday, November 17, 2008 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 Barbara Bunyard, Al Goldsmith, Dick Hansen, Lisa Hayman, Jim Jemison, Jane Miller, Joe Moore, and Walt Ringler.

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the September 15, 2008 minutes, seconded by Director Stanley and passed. Director Shideler made a motion to approve the October 11, 2008 Special Meeting Minutes, seconded by Director Stanley and passed. Director Shideler made a motion to approve the October 11, 2008 Annual Meeting minutes, seconded by Director Bercu and passed. Director Shideler made a motion to approve the October 11, 2008 Director's Meeting minutes, seconded by Director Stanley. President Zimmermann requested that under the Election of Director's Report, the third sentence be changed to read "After a secret ballot tally was taken, Director McVay was elected Executive Vice President for the 2008-2009 year. Motion passed with correction.

EXECUTIVE VICE PRESIDENT'S REPORT

Executive Vice President Earl McVay mentioned that it had been brought to his attention that the minutes on the website were not updated in a timely manner. Director Charlton, who is the webmaster has been implementing some changes to the website and will make sure that those are updated in a prompt and timely manner.

RESORT REPORT

No report.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Joe Moore reported a Waterwood MUD bond had matured in September of \$140,000 and \$100,000 had been reinvested with Aldine Texas ISD. He also reported that a \$200,000 bond had been called in October and it has not been reinvested.

Executive Director Joe Moore advised the board that it was time to set the 2009 WIA Fees. After some discussion, Director Shideler made a motion to table the item until the December board meeting. This motion was seconded by Director Stanley and passed.

Executive Director Moore also reported that he had been in contact with NRPI and they are giving all of their lots back to Cap Source their lender.

ARCHITECTURAL CONTROL BOARD

Director John Charlton reported that the ACB will be meeting the second Monday of each month at nine o'clock at the WIA office. He reported that six (6) violation letters were mailed and three (3) had been corrected. He also reported that there were two (2) verbal contact and both were corrected. The ACB committee approved three (3) Small Improvement Project Applications and one (1) Large Improvement Project Application.

AUDIT/FINANCIAL

Director McVay went over the monthly financials in detail and explained all of the reports in detail. He explained the budget process and informed the board that he would be bringing the 2009 budget to the board in January for approval. He also informed them of the five year forecast and explained that the audit financial committee and Mike Burney are continuing to work on a new property database and accounting system and they will continue to work on the project.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the current issue of the WNN is ready and they are going to press. The feature article will be on the telephone company.

COMMUNITY SOCIAL EVENTS

Director Marshall reported that the annual Christmas lighting reception is scheduled for Saturday, November 29 at the WIA office at 6:00 p.m.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Mike Bercu reported that he is going to go forward in preparing ideas for San Jacinto County's Economic growth. He will be working on the Disaster Preparedness Plan for Waterwood, in the event that we have another situation like Hurricane Ike. His committee will also take a look at fire and disaster drill for the Waterwood area.

It was also reported that James L. Walters will be the new San Jacinto County Sheriff and he will be taking office in January. He reported that an individual from his committee will be attending the County Commissioner Court meetings.

LIAISON TO EMS & VFD

Director Marshall reported that he had received a renewal contract proposal for Legacy EMS. Their contract will expire January 31, 2009. He will be attending the San Jacinto County Emergency Services District meeting and will investigate all options and report back to the board at the December meeting.

Director Marshall also reported that the fire truck that is being used by the volunteer fire department is twenty-four (24) years old. He would like for WIA to consider sponsoring a loan or help for the purchase of a new truck. As a volunteer fire department they may qualify for a small amount of help from the state, but no help at all from FEMA. He also reported that there are times that the state will have refurbished fire trucks for sale. He will get figures together to present at the December board meeting.

LIAISON TO SECURITY & MUD

Director Stanley reported that he attended the MUD meeting and was asked by President Horn to extend a welcome to all of the new members and she invites everyone to schedule a tour of the water plant. He also reported that the South tank has been completely restored and refurbished. He reported that in the past when MUD has needed a generator to run the water plant, they have normally rented one. They were getting estimates to purchase one. This item was tabled for research.

Director Stanley reported that Security traveled 5,829 miles during the month of October and had two (2) incident reports. He also reported that he had toured the subdivision with Security.

MAINTENANCE

Director Goldsmith distributed a handout explaining the new yard debris pick up program. The maintenance crew will pick up bagged leaves, tied twigs, and small limbs every Monday. The WIA residents must take the yard debris to the curb and call the WIA office for pick up. When the WIA office is closed, calls will be handled by an answering machine. General rules provide nothing other than yard debris will be picked up. Any garbage, papers and/or trash will not be handled by this service. If it is placed on the street and gets opened and spread, the resident will be responsible for cleaning up the mess. It is recommended that large 30 gallon capacity, sturdy bags be used for the leaves. Bags should be tied and placed by the curb. It is recommended that the bags and other debris be placed on the curb on the weekend.

After some discussion concerning mowing, Director Charlton made a motion to cease all maintenance on sign areas and privately owned areas except for roadway right of ways. Motion seconded by Mike Bercu and passed. Questions arose concerning the water at each of the signs. Director Shideler made a motion to cancel the water at both signs effective January 1, 2009. Motion seconded by Director Charlton and passed.

NOMINATIONS

No report.

REAL ESTATE

No report.

UNFINISHED BUSINESS

Executive Director Joe Moore distributed an insurance summary and went over it in detail. Director Charlton made a motion to authorize the purchase of a general liability insurance policy with the premium not to exceed \$3725. Motion seconded by Director Shideler and passed.

President Zimmermann requested that the proposal for the purchase of a generator for the WIA office be overseen by the Disaster Preparedness Planning Committee.

Director Charlton informed the board that he had researched purchasing a large shredder for Waterwood and suggested that this be turned over to maintenance committee.

New Business

President Zimmermann reported that WIA had received a letter from a WIA member concerning the trees being cut along the parkway. After some discussion, Director Charlton made a motion not pursue legal action. Motion seconded by Director Shideler and passed.

President Zimmermann requested that the county commissioner be contacted concerning the trees cut on the parkway.

At approximately 12:08 p.m., the meeting was adjourned into an executive session.

Regular meeting was reconvened at 12:51 p.m. President Zimmermann said that a personnel committee had been formed that consisted of Chair, Jan Goldsmith, and members Earl McVay and Tom Readal.

There being no further business, a motion was made by Director Shideler to adjourn the meeting at 12:53 p.m., seconded by Director Charlton, 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 December 15, 2008 WIA Board Meeting}