

## **WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

### *DIRECTOR'S MEETING*

*November 19, 2012*

#### **CALL TO ORDER**

Earl McVay, President, called the meeting to order at 9:00 a.m. on Tuesday, November 19, 2012 at the WIA Office. Earl McVay served as Chairman of the meeting. Directors present included: Justin Curren, Al Goldsmith, Bob Lane, Linda Marshall, and Joe Oates,. Director(s) absent: John Channing, Walt Ringler, and Jack Zimmermann. Others present were Rick Brown, Jan Goldsmith, Lisa Hayman, Jim Jemison, Donnie Marshall, Carol McVay, Jane Miller, Joe Moore, Pat Nabers, Mike Prine, Tom Readal, Barry Stanley.

#### **MINUTES PRIOR MEETING**

Director Oates made a motion to approve the October 16, 2012 special meeting minutes. Motion seconded by Director Goldsmith and passed.

Director Oates made a motion to approve the October 16, 2012 director's meeting minutes. Motion seconded by Director Goldsmith and passed.

Director Lane made a motion to approve the October 16, 2012 annual meeting minutes. Motion seconded by Director Oates and passed.

Director Lane made a motion to approve the September 18, 2012 director's meeting minutes with the following paragraph added to the Liaison to EMS and VFD report. "Discussions were held on where trucks are to be repaired to reduce cost." Motion seconded by Director Curren and passed.

President McVay introduced each board member and briefed those in attendance about their duties and the committees they are chairing.

#### **EXECUTIVE VICE PRESIDENT**

No report

#### **EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore reported that collections were at 1007 lots. He reported delinquent notices were mailed out and that seven payments have been received. He also reported that he had attended the November 13<sup>th</sup> commissioners court meeting. He also reported that there had been no investment activity during September and October.

#### **ARCHITECTURAL CONTROL BOARD**

Director Oates reported that seven (7) ACB Small Improvement Project Applications were approved since September. He also reported that three (3) new construction projects were approved and three (3) verbal contact violations were made.

### **AUDIT/FINANCIAL**

In the absence of Director Channing, committee member Tom Readal presented the monthly financials in detail. Director Lane made a motion to increase the 2012 annual assessment for both single family dwelling and multi-family dwelling by \$50. The fees would then be \$345 for a single family dwelling and \$455 for a multi-family dwelling. Motion seconded by Director Oates. After a lengthy discussion, the motion passed unanimously.

### **COMMUNITY COMMUNICATIONS**

Director Goldsmith reported that the Holiday Lighting Contest would be held again this year and would be judged on December 21, 22, and 23. This year's theme is "Holidays in Waterwood".

### **COMMUNITY SOCIAL EVENTS**

Director Marshall reported that the next project will be the lighting of the parkway and that Waterwood resident Pat Nabers has agreed to undertake that job. Mrs. Nabers is hoping to have the Christmas decorations in place on Friday, November 23, 2012.

### **LIAISON TO COUNTY AND STATE GOVERNMENT**

Director Oates reported on the San Jacinto County Election results.

### **LIAISON TO EMS AND VFD**

Director Marshall distributed the EMS report to each director. She reported that there had been no EMS nor VFD calls and that the VFD have three (3) new firemen.

### **LIAISON TO MUD**

Director Oates reported that he attended the October 16<sup>th</sup> meeting. He reported that one concerned resident advised the board of a problem at their residence. He also reported that the sewage plant bond had been approved.

### **LIAISON TO SECURITY**

In the absence of Director Ringler, no report was given.

### **MAINTENANCE**

Director Lane reported that he is looking at the maintenance of the leased area and familiarizing himself with what needs to be done. He also reported that in the very near future the parkway will be mowed tree line to tree line.

It was brought to the boards attention that the damaged street light pole on Latrobe was still lying beside the street and that the circuit to this pole and two other street lights was not in service which resulted in an unlit area. Joe Moore was to address this issue with SHECO.

Note: Subsequently the damaged pole was removed and the two affected street lights were placed in service.

**REAL ESTATE**

Director Curren read a letter that he had received from Frank Markey of ILS concerning their future plans.

**UNFINISHED BUSINESS**

There was discussion concerning purchasing Christmas hams for the Waterwood Volunteer Fire Department families, WIA Security and Maintenance. Director Curren made a motion to purchase what is needed. Motion seconded by Director Lane and passed.

**New Business**

Justin Curren requested that research be done to sell the truck that is used by security. After some discussion, President McVay said that this will be forwarded to the chairman of that committee. A motion was made by Director Lane and seconded by Al Goldsmith to investigate those issues. Motion carried.

There being no further business, a motion was made by Director Lane to adjourn the meeting at 11:20 a.m., seconded by Director Oates, motion carried.

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Date

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President

\_\_\_\_\_  
Secretary

Copies of approved and signed minutes are available at the WIA administrative office  
***{Preliminary Minutes - Until approved at the December 17, 2012 WIA Board Meeting}***