

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

*DIRECTOR'S MEETING*

*November 16, 2015*

**CALL TO ORDER**

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, November 16, 2015 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Robert Beckles, Mike Bercu, Rick Brown, John Charlton, Justin Curren, Donnie Marshall, and Sandy Singletary. Director(s) absent: Tom Readal. Others present were Sally Bercu, Jean Biggers, Chuck Bordo, Caroline Brackeen, Teresa Brown, Christa Butler, Sam Butler, Sally Charlton, Jose Colon, Marty Cristofaro, Sharon Dearman, Al Goldsmith, Janas Goldsmith, Lisa Hayman, Dannie Hubbard, Travis Kitchens, Mimi Kotz, Roy Knapp, Carol McVay, Earl McVay, Robert Metz, Ed Millett, Joe Moore, Steve Morrell, Sam Nabors, Debbie Nicholson, Richard Singletary, Lynn Spencer, Myra Spencer, EJ Swindler, and Pat Zappa.

**MINUTES PRIOR MEETING**

Director Charlton made a motion to approve the September 21, 2015 regular meeting minutes. Motion seconded by Director Bercu and passed.

Director Charlton made a motion to approve the October 10, 2015 Special Meeting minutes. Motion seconded by Director Brown and passed.

Director Charlton made a motion to approve the October 10, 2015 Regular Meeting minutes. Motion seconded by Director Singletary and passed.

The 2015 Annual meeting minutes will be approved at the 2016 Annual Meeting.

**EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore reported that WIA has collected approximately 1021 annual fee payments through October. He also reported recoveries collected are \$41,441.70. There was also a \$300,000 bond called and that has been reinvested. He reported attending the San Jacinto County Commissioners Court and there was no activity concerning Waterwood. On November 24<sup>th</sup> at the next Commission Court meeting there are several Waterwood lot combinations and on December 1<sup>st</sup> there will be a tax sale in Coldspring.

**PRESIDENT'S GUIDANCE**

President Zimmermann briefed each committee on what he sees as his vision of the committee's task to be completed this year.

### **ARCHITECTURAL CONTROL BOARD**

Director Curren reported that three (3) violation letters were mailed and two (2) verbal violations were discussed. Five (5) small improvement project applications were approved and one (1) large improvement project application was approved.

### **AUDIT/FINANCIAL**

Director Brown went over all financials for September and October. He made a motion to set the 2015 annual fees for a single family dwelling at \$415 and multi-family at \$545. Motion seconded by Director Charlton and passed.

President Zimmermann reported that he received a letter from WMGA and he has referred it back to the Audit/Financial committee for action to be taken at the December board meeting.

### **BYLAWS/COVENANTS**

Director Beckles will be working with the previous chairman concerning the bylaws and/or covenants that need to be considered for changes.

### **COMMUNITY COMMUNICATIONS**

Director Brown reported that the newsletter is continuing to be mailed out monthly and that he will be updating the website.

### **COMMUNITY SOCIAL EVENTS**

Director Singletary reported that she has already begun preparing for the lighting of the parkway and the trees will begin being installed on November 23<sup>rd</sup>. She also announced that the annual decorating contest will be held with three (3) categories: Condos/Duplexes, Small Homes, and Large Homes.

Director Singletary also asked that the WIA board look at their calendar and consider April 23<sup>rd</sup> or April 30<sup>th</sup> for the Spring fling.

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

Director Bercu reported that he will be meeting with the San Jacinto County officials.

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

Director Marshall reported he attends all San Jacinto County ESD meetings and they are implementing a new communication process by text messaging that will help keep the county informed on all fire calls. He reported that the VFD is having difficulty finding someone that can rebuild the broken pump motor. He also reported that Allegiance will propose renewing the current two year contract with no changes.

### **LIAISON TO MUD**

Director Charlton reported that Waterwood MUD was dealing with billing issues and faulty meter readings which have now been resolved. He also reported that President Dick Hansen will not re-run for the MUD board. He reported that at today's meeting the MUD board will be considering the possibility of installing electronic meters.

### **MAINTENANCE**

Director Bercu reported that he had met with his committee which consist of Sandy Singletary, Eric Cooper, and Joe Moore where committee assignments were discussed and implemented. He also reported that Director Singletary has posted the lawn & yard debris material guidelines in the Waterwood Neighborhood News and Director Singletary would be looking at the duties of maintenance.

### **NOMINATIONS**

No report.

### **REAL ESTATE**

Director Charlton reported that he is looking for guidance from the board. He emailed all the directors concerning which direction they are looking to go with plans for the future of Waterwood. President Zimmermann requested that he continue to report and have a goal set by the first of 2016.

Previous WIA Director Earl McVay reported on the Waterwood boat launch. At the annual meeting conversation concerning the boat launch was brought up. Mr. McVay reported that all legal documents were reviewed and the Waterwood boat launch is public and can not be closed by Mr. Nocito.

### **SECURITY**

Director Brown reported that security has traveled 4,093 miles during October. He also reported that WIA will be purchasing a new car in December.

### **UNFINISHED BUSINESS**

No report.

### **NEW BUSINESS**

After some discussion Director Charlton made a motion to purchase the annual Christmas hams for the Waterwood VFD and Security with the expense not to exceed \$500. Motion seconded by Director Bercu and passed.

President Zimmermann also informed the board and those in attendance that WIA has received an email concerning controlled burns that will begin when the weather is appropriate. If anyone has any breathing issues they will need to contact Mr. Russell.

**QUESTIONS FROM RESIDENTS**

Jose Colon – Concerned about the littering of beer cans in the sub-division and individuals driving under the influence.

- Ed Millett – Crimes on Private Property
- Chuck Bordo – Fire hydrant
- Sam Butler – Dredging
- Sharon Dearman – Ceiling on WIA fees
- Lynn Spencer – Flowerbeds around sub-division signs
- Janas Goldsmith – Waterwood sign
- Debbie Nicholson - Billboard

At 11:25 am, the board entered into an executive session.  
Regular meeting reconvened at 12:33 am.

Director Charlton made a motion authorizing the return to go back to mediation in order to attempt to settle and provide the quickest resolution including signs with current lawsuit. Motion seconded by Director Curren. Motion carried.

Also discussed was the new concealed handgun law that will be referred to WIA’s legal counsel. President Zimmermann will conduct quarterly reviews concerning employees.

There being no further business, a motion was made by Director Singletary to adjourn the meeting at 12:36 p.m., seconded by Director Bercu, motion carried.

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Date

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President

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Secretary

Copies of approved and signed minutes are available at the WIA administrative office  
***{Preliminary Minutes – Until approved at the December 21, 2015 WIA Board Meeting}***