

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

*DIRECTOR'S MEETING*

*November 27, 2017*

**CALL TO ORDER**

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, November 27, 2017 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Rick Brown, Sam Butler, John Charlton, Bob Lane, Larry Maas, Pat Nabers, Debbie Nicholson, and Lynn Spencer. Director(s) absent: None. Others present were Jennifer Ashby, Lee Ashby, Jr., Teresa Brown, Christa Butler, Chuck Bordo, Greg Cagle, Monty Cartwright, Sally Charlton, Douglas Dick, Wayne Fletcher, Al Goldsmith, Janas Goldsmith, Lisa Hayman, Cecil Holt, Roy Knapp, Mimi Kotz, Debbie Maas, Carol McVay, Earl McVay, Ed Millett, Joe Moore, BJ Murray, Marcia Netzinger, Bruce Perea, Steve Turchi, and Pat Zappa.

**MINUTES PRIOR MEETING**

Director Lane made a motion to approve the September 18, 2017 regular monthly meeting minutes. Motion seconded by Director Butler and passed.

Director Lane made a motion to approve the October 14, 2017 Special Meeting minutes. Motion seconded by Director Brown and passed.

Director Butler made a motion to recommend the approval of the October 14, 2017 annual meeting minutes to the membership. Motion seconded by Director Lane and passed.

Director Lane made a motion to approve the October 14, 2017 regular monthly meeting minutes. Motion seconded by Director Brown and passed.

Director Brown made a motion to approve the October 24, 2017 Special Meeting minutes. Motion seconded by Director Maas and passed.

**EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore reported that 842 payments had been received thru October. He also reported that recoveries were \$25,825.70 thru October. He also reported that approximately 300 delinquent letters have been mailed out.

**ARCHITECTURAL CONTROL BOARD**

Director Nicholson reported that two (2) Large Improvement Applications were received and approved. She also reported that two (2) small improvement project applications were received. One (1) was denied and one (1) is still pending.

**AUDIT/FINANCIAL**

Director Maas went over monthly financials for September and October. Director Maas described ideas to increase income that were discussed at the October 24, 2017 special meeting. He also reported ways to reduce expenses.

Director Maas made a motion to reopen the Line of Credit. Motion seconded by Director Lane and passed.

Director Maas made a motion to set the 2017 Annual WIA dues at \$500 for single family and \$630 for multi-family. Motion seconded by Director Butler and passed.

## **BYLAWS**

Director Lynn Spencer reported the Covenant Committee had sent an email to approximately 150 Waterwood residents and received approximately 60 suggestions. The Covenant Committee will meet November 29, 2017 to discuss those responses.

## **COMMUNITY COMMUNICATIONS**

Director Brown thanked those that submit articles and photos. To have items included in the December newsletter they must be submitted by the first week of December.

## **COMMUNITY SOCIAL EVENTS**

Director Charlton reported that the Christmas lights are all up and working. He thanked each person that helped make this effort possible. Director Charlton spoke about July 4<sup>th</sup>. For 2018 July 4<sup>th</sup> will be on a Wednesday so the board will need to decide how to move forward with having or not having those festivities. He also reported that tentatively the Spring Fling has been set for April 14, 2018.

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

Director Nabers reported that her committee will be meeting with San Jacinto County Precinct 4 Commissioner Mark Nettuno to discuss options for the county.

## **LIAISON TO EMS AND VFD**

Director Lane reported that the EMS had responded to five (5) calls for the month of October. He also reported that an employee for Allegiance Ambulance service had filed a complaint with OSHA concerning scorpions and spiders in the fire station and Waterwood VFD and the committee will be addressing those issues to get them rectified.

## **LIAISON TO MUD**

Director Spencer reported that MUD raised their base rate for water to \$23.50 and \$23.50 sewer.

## **MAINTENANCE**

Director Butler reported that the new maintenance bid contracts were available for pick-up on November 15. There will be a pre-bid meeting held on November 30 and the sealed bids must be submitted by December 15, 2017. The maintenance committee will review each bid and make a recommendation to the board at the January board meeting.

## **REAL ESTATE**

No report.

## **LIAISON TO SECURITY**

Director Brown reported that security patrolled 4868 miles in October and had fielded approximately fourteen (14) calls.

## **UNFINISHED BUSINESS**

Director Brown made a motion to allow food and drinks within the fenced area of the swimming pool but not within three (3) feet of the edge of the swimming pool. This will be effective upon completion of the new pool rule signs and after they are posted. Motion seconded by Director Lane. Vote was five (5) for and four (4) against, motion passed.

**New Business**

Waterwood resident Earl McVay informed the board about a feral hog problem at his residence and in the area. It was suggested that the game warden be contacted about the issue.

**Questions from Residents**

WIA member BJ Murray asked to recap issues that were discussed.

WIA Member Bruce Perea questioned lot consolidation.

WIA member Pat Zappa asked about using a PA system at the board meetings.

At 11:56 a.m., the board adjourned for the executive session.

At 12:00 p.m. the board entered into an executive session.

Regular meeting reconvened at 1:30 p.m.

Director Lane made a motion to purchase Christmas hams for Waterwood VFD and Waterwood Security to spend a maximum of \$250. This motion was seconded by Director Spencer and passed.

Director Lane made a motion to retain Travis Kitchens to take legal action against the lot on LaJolla. Motion seconded by Director Spencer and passed.

There being no further business, a motion was made by Director Charlton to adjourn the meeting at 1:40 p.m., seconded by Director Spencer, motion carried.

\_\_\_\_\_  
Date

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

Copies of approved and signed minutes are available at the WIA administrative office  
***{Preliminary Minutes - Until approved at the December 18, 2017 WIA Board Meeting}***