

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

November 19, 2018

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, November 19, 2018 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Mike Bercu, Sam Butler, John Charlton, Paul Fink, Bob Lane, Marcia Netzinger, Anita Paul. Director(s) absent: Larry Maas. Others present were Rick Brown, Teresa Brown, Earl McVay, Carol McVay, Janas Goldsmith, BJ Murry, Marla Fink, Betty Snapp, Bruce Perea, Mimi Kotz, Sandy Singletary, Cristel Butler, Bonnie Triplett, Monty Cartwright, Travis Kitchens, Mitchell Katine, Lisa Hayman, and Anita Treadway.

MINUTES PRIOR MEETING

Director Netzinger made a motion to approve the September 17, 2018 regular monthly meeting minutes. Motion seconded by Director Charlton and passed.

Director Charlton made a motion to approve the October 13, 2018 Special Meeting minutes. Motion seconded by Director Butler and passed.

Director Netzinger made a motion to approve the October 13, 2018 regular monthly meeting minutes. Motion seconded by Director Butler and passed.

ON-SITE MANAGER

On-Site Manager Lisa Hayman reported that she had been working on a driveway issue with a resident, continue to work with garbage company concerning placement of dumpsters, and continuing to drive the neighborhood to work with violations. She also reported that there will be a tax sale in San Jacinto County on December 4 and that she and Director Butler would be attending November's commissioner's court.

ARCHITECTURAL CONTROL BOARD

Director Netzinger reported that six (6) small improvement project applications were approved and seven (7) violations letters were mailed with five (5) residents complying. One (1) resident was mailed a final notice.

AUDIT/FINANCIAL

In the absence of Director Maas, Director Netzinger presented the 2019 Budget. After some discussion, Director Netzinger made a motion to approve the budget. Motion was seconded by Director Charlton and passed.

BYLAWS AND COVENANTS 211

Director Netzinger reported that the committee is continuing to work on bylaw and covenant changes and updates. After some discussion, Director Charlton made a motion to change the capital improvement fee to a \$2000 charge with \$1000 being refundable if no damage has incurred. Motion seconded by Director Paul and passed.

COMMUNITY COMMUNICATIONS

Director Charlton and Rick Brown reported that the deadline for the December WNN will be December 4, 2018.

COMMUNITY SOCIAL EVENTS

Director Bercu reported that the Christmas setup will begin on Saturday, November 24 by checking all the Christmas lights and the Christmas trees assembly will begin at 1:00 on Sunday, November 25.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Butler reported that he and Director Fink met with San Jacinto County Commissioner Mark Nettuno to discuss Waterwood. WIA will continue to work with Commissioner Nettuno concerning street repair, streets signs, etc.

LIAISON TO EMS AND VFD

Director Paul distributed the EMS report and reported that Waterwood VFD had attended six (6) calls.

LIAISON TO MUD

Director Lane reported that Waterwood MUD has set the new late fee charge at \$10.

MAINTENANCE

Director Fink reported that the maintenance crew has continued to mow and blow leaves. He also reported that he has been evaluating street issues in the neighborhood.

REAL ESTATE

Director Charlton reported that ASGi is ready to clear lots but the weather hasn't cooperated. Director Charlton proposed a new committee to look at future projects in Waterwood. Director Netzinger has agreed to chair the committee with Director Charlton, Director Butler, Director Maas, WIA Resident Lynn Spencer and On-Site Manager Lisa Hayman.

Director Charlton made a motion to suspend the consolidation of lots until the by-law committee can review the bylaws. This will be effective January 1, 2019. If a property owner has submitted an application to the WIA office prior to the January 1, 2019 deadline, they will be exempt. Motion seconded by Director Netzinger and passed.

LIAISON TO SECURITY

Director Paul reported that Waterwood Security had traveled 3,784 miles and answered 12 calls. After some discussion concerning purchasing hams for Christmas for Waterwood Security and Waterwood VFD, Director Lane made a motion to purchase the hams but not to exceed \$300. Motion seconded by Director Charlton and passed.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

QUESTIONS FROM RESIDENTS

Sandy Singletary and BJ Murry

At 12:00 p.m., the board adjourned for the executive session.

At 12:05 p.m. the board entered into an executive session.

Regular meeting reconvened at 1:00 p.m.

Director Lane made a motion to retain Mitchell Katine as the new attorney for WIA effective immediately. Director Netzinger seconded the motion and motion carried.

Director Paul made a motion to accept the salaries as presented in executive session. Motion seconded by Director Lane and passed.

Director Lane made a motion not to continue the lawsuit with Reber. Motion seconded by Director Netzinger and motion carried.

There being no further business, a motion was made by Director Charlton to adjourn the meeting at 1:18 p.m., seconded by Director Netzinger, 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 17, 2018 WIA Board Meeting}