

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

January 21, 2013

CALL TO ORDER

Earl McVay, President, called the meeting to order at 9:00 a.m. on Monday, January 21, 2013 at the WIA Office. Earl McVay served as Chairman of the meeting. Directors present included: John Channing, Justin Curren, Al Goldsmith, Bob Lane, Linda Marshall, Joe Oates, Walt Ringler, and Jack Zimmermann. Director(s) absent: None. Others present were Rick Brown, John Charlton, Sally Charlton, Jan Goldsmith, Lisa Hayman, Jim Jemison, Butch Johnson, Carol McVay, Joe Moore, Steve Morrell, Mike Prine, Tom Readal, and John Shideler.

MINUTES PRIOR MEETING

Director Zimmermann made a motion to approve the December 17, 2012 minutes. Motion seconded by Director Curren. Director Zimmermann requested that a second "that" be removed in the ACB report. Motion carried.

EXECUTIVE VICE PRESIDENT

No report

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported he had attended two San Jacinto County Commissioners court. He reported that David Clark had been appointed to fill the Sheriff's position after the death of Sheriff James Walters. He also reported that there had been no investment activity for the month. Annual charge collections for 2011 are at 1021 lots. He also indicated that the 2012 annual charge invoices will be mailed this week.

ARCHITECTURAL CONTROL BOARD

Director Oates reported that two (2) small improvement project applications had been approved and one (1) was pending.

AUDIT/FINANCIAL

Director Channing presented the monthly financials in detail and proceeded with a lengthy detailed explanation of the 2013 Proposed Budget. After discussion, Director Channing made a motion to approve the 2013 Proposed Budget using figures from the proposed increase in the Annual Assessment to \$395. Motion seconded by Joe Oates and majority carried.

COMMUNITY COMMUNICATIONS

No report.

COMMUNITY SOCIAL EVENTS

Director Marshall requested that everyone look at their calendars before the February meeting so that a date for the Spring Fling could be set.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Oates reported that Tax Assessor Collector Kelly Selmar has taken office along with the new sheriff, David Clark.

LIAISON TO EMS AND VFD

Director Marshall distributed the EMS report to each director. She also reported that the scheduled fire training at the old club house had been cancelled. She and President McVay are continuing to review controlled forest burns and are considering having a speaker from the Texas Forest Service present their education program on controlled burns to the community.

LIAISON TO MUD

Director Oates reported that he attended two MUD meetings. He reported to the MUD board issues concerning missing water meter covers and water leaks brought up at the prior WIA meeting. Joe Oates was satisfied with their response that MUD is working toward remedying the issues. Waterwood MUD Vice President John Charlton reported that they had received 9 bids on the new plant and they would be issuing \$2.215 million in MUD bonds.

LIAISON TO SECURITY

Director Ringler reported on the study of security vehicles. After a lengthy discussion, Director Zimmermann made a motion to authorize the committee to spend no more than \$30,000 net with the trade in of the 2011 Dodge Pickup and authorizing them to choose a hybrid in 2013. Motion seconded by Joe Oates and passed.

MAINTENANCE

Director Lane reported that he recommended to the Audit/Financial committee increase the budget \$50,000 over the allotted in 2012 for road maintenance. Director Zimmermann made a motion to approve the recommended additional expense of \$50,000, thereby making the road maintenance budget for 2013 \$100,000. Motion seconded by Director Ringler and passed.

BY-LAWS

No report.

REAL ESTATE

Director Curren reported the New Waterwood Joint Venture (NWJV) group recently formed by Waterwood Partners and M S Capital is very active in moving forward on the redevelopment of Waterwood. Dedication of assets of the various parties involved, funding, and financial projections are some of the activities underway. A major company has expressed a positive interest in

developing the hospitality component of the project, and possible sites for the hotel and conference center are being reviewed. This is a major project and the principals involved are diligently at work to make it happen

UNFINISHED BUSINESS

WIA member Mike Prine reminded the board of the street light situation at his residence.

New Business

None.

There being no further business, a motion was made by Director Curren to adjourn the meeting at 11:37 a.m., seconded by Director Goldsmith, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
{Preliminary Minutes – Until approved at the February 18, 2013 WIA Board Meeting}