

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

January 16, 2017

CALL TO ORDER

John Charlton, Vice President, called the meeting to order at 9:00 a.m. on Monday, January 16, 2017 at the WIA Office. John Charlton served as Chairman of the meeting. Directors present included: Mike Bercu, Rick Brown, Jack Cliff, Bob Lane, Debbie Nicholson, Sandy Singletary, and Lynn Spencer. Director(s) absent: Jack Zimmermann. Others present were Jennifer Abraham, Lee Ashby, Teresa Brown, Sally Charlton, Al Goldsmith, Janas Goldsmith, Lisa Hayman, Roy Knapp, Mimi Kotz, Carol McVay, Earl McVay, Joe Moore, Danny Mosley, BJ Murray, Bruce Perea, Myra Spencer, Justin Vincent, and Pat Zappa.

MINUTES PRIOR MEETING

Director Singletary made a motion to approve the December 19, 2016 Directors Meeting minutes. Director Lane requested that the contract amount be included in the maintenance portion of the minutes. Motion seconded by Director Lane and passed.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that 950 payments had been received thru December. He also reported that recoveries were \$18,800.94 thru December. He also reported that the annual billing would go out this week.

ARCHITECTURAL CONTROL BOARD

Director Nicholson reported that one (1) Small Improvement Project Application was approved.

BYLAWS AND COVENANTS

WIA member Earl McVay went over General Warranty Deed and Protective Covenants for all subdivisions. He explained the approval for the Chapter 211 of the Texas Property Code. There will be a special meeting in February to vote to set a date for the member meeting.

AUDIT/FINANCIAL

Director Cliff distributed an illustration net investment account balances. Director Cliff went over in detail.

COMMUNITY COMMUNICATIONS

Director Brown reported that all newsletter articles must be received by February 1, 2017.

COMMUNITY SOCIAL EVENTS

Director Singletary reported that the Spring Fling will be held on April 29 and it will be held at the new pavilion.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Bercu had no report.

LIAISON TO EMS AND VFD

Director Lane distributed the EMS report. He also reported that repairs to the station is coming along nicely. He reported that the Assistant Fire Chief is continuing to work on communication issues. He also reported that two (2) people have inquired about becoming members.

LIAISON TO MUD

Director Spencer had no report.

MAINTENANCE

Director Lane reported in great detail how the maintenance contract was selected.

REAL ESTATE

Director Charlton reported that the pool has been poured and things are continuing to go forward.

LIAISON TO SECURITY

Director Brown reported that security had fielded approximately twenty-five (25) calls and patrolled 4736 miles in December. He also reported that Ed Millett had been hired as a part time Security officer.

UNFINISHED BUSINESS

None.

New Business

None

Questions from Residents

Pat Zappa asked questions concerning the WIA stickers.

There being no further business, a motion was made by Director Lane to adjourn the meeting at 11:24 a.m., seconded by Director Cliff, 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 20, 2017 WIA Board Meeting}