

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

*DIRECTOR'S MEETING*

*January 15, 2018*

**CALL TO ORDER**

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, January 15, 2018 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, Teresa Brown, Bill Burt, Christa Butler, Sally Charlton, Melanie Cook, Wyatt Cook, Al Goldsmith, Janas Goldsmith, Lisa Hayman, Cecil Holt, Roy Knapp, Mimi Kotz, Debbie Maas, RJ Macha, Carol McVay, Earl McVay, Robert Metz, Terry McLachlan, Joe Moore, BJ Murray, Marcia Netzing, Anita Paul, Bruce Perea, Sandy Singletary, Bonnie Triplett, and Pat Zappa.

**MINUTES PRIOR MEETING**

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

**EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore reported that 883 payments had been received thru December. He reported that recoveries were \$32,870.97 thru December.

**ARCHITECTURAL CONTROL BOARD**

Director Nicholson reported that several letters were mailed out and one is still pending court in San Jacinto County Justice of the Peace Precinct 4 Judge Magee's office.

**AUDIT/FINANCIAL**

Director Maas reported that monthly financials for December had not been reviewed due to delayed distribution. Director Maas also requested to postpone a motion to approve the WIA Proposed Budget for 2018 until after review and approval of the new maintenance contract and the WIA VFD budget.

**BYLAWS**

Director Lynn Spencer reported that a notification requesting change suggestions will be mailed with each annual assessment invoice that is mailed to each property owner.

**COMMUNITY COMMUNICATIONS**

Director Brown requested that all articles and pictures be emailed in before February 1, 2018.

## **COMMUNITY SOCIAL EVENTS**

No report.

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

Director Nabers indicated that she will be attending an upcoming commissioners' court with Joe Moore.

## **LIAISON TO EMS AND VFD**

Director Lane reported new two (2) year contract with Allegiance EMS has been signed by WIA President Jack Zimmermann and WIA is waiting on a signature from Allegiance. Director Lane reported that EMS had responded to three (3) calls. He also reported that the Waterwood VFD Board has set up guidelines and they will be meeting monthly. The VFD now has nine (9) members. Seven (7) firemen and two (2) auxiliary. They have an attorney working on the 501C. The VFD will also have a fish fry on March 17. Director Lane also requested that the minutes of the VFD Board of Director meeting be attached to the monthly WIA minutes.

## **LIAISON TO MUD**

Director Spencer reported all of the facilities are getting cleaned along with the wells. The auditor is finishing the financial audit.

## **MAINTENANCE**

Director Butler reported that the maintenance committee had met with the three (3) successful finalists that submitted maintenance bids. Director Butler made a motion to let the three (3) year contract to Timberlake Nursery. Motion was seconded by Director Lane and passed unanimously. Director Butler reported that he has met with Mark Nettuno, San Jacinto County Pct. 4 commissioner and the street sign project is a work in progress.

## **REAL ESTATE**

Director Charlton reported that Maintenance is looking into getting the road to the trailer storage area repaired. He also reported that the signs at the swimming pool will be modified to reflect the new rules.

## **LIAISON TO SECURITY**

Director Brown reported that security patrolled 4710 miles in December and fielded approximately twenty-six (26) calls.

## **UNFINISHED BUSINESS**

Director Maas reported concerns of the 2018 Proposed Budget. He made a motion to increase the Waterwood VFD from \$1,000 to \$10,000 to cover needed equipment. Motion seconded by Director Lane and passed. Once the Waterwood VFD budget increase was approved, Director Maas made a motion to approve the Waterwood Budget for 2018 including the VFD increase. The motion was seconded by Director Lane and passed.

**New Business**

Terry McLachlan with Waterwood Partners requested to speak with the board concerning the new lot combination charge.

**Questions from Residents**

WIA member BJ Murray asked about receiving monthly financials and why is WIA needing to charge for the swimming pool and trailer storage area.

WIA member Anita Paul asked about the feral hog situation.

At 11:37 a.m., the board adjourned for the executive session.

At 11:38 a.m. the board entered into an executive session.

Regular meeting reconvened at 12:28 p.m.

There being no further business, a motion was made by Director Lane to adjourn the meeting at 12:30 p.m., seconded by Director Nabers, motion carried.

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Date

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President

\_\_\_\_\_  
Secretary

Copies of approved and signed minutes are available at the WIA administrative office  
***{Preliminary Minutes – Until approved at the February 19, 2018 WIA Board Meeting}***