

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

December 15, 2008

CALL TO ORDER

Jack Zimmermann called the meeting to order at 9:00 a.m. on Monday, December 15, 2008 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Mike Bercu, John Charlton, Janas Goldsmith, Donnie Marshall, Earl McVay, Tom Readal, John Shideler, and Barry Stanley. Directors absent: None. Others present were Sally Bercu, Mike Burney, Clayton Creel, James Dowis, T.J. DuBois, Margaret Evirs, Baldomar Garcia, Al Goldsmith, Lisa Hayman, Lisa Heide, Jane Hogan, Betty Horn, Sollie Jackson, Butch Johnson, Karen Lane, R.J. Macha, Kathy Martindale, Ruth Massingill, Carol McVay, Jane Miller, Joe Moore, Matthew Morris, Joe Oates, Jean Osterkamp, Anita Paul, Walt Ringler, Kenneth Russell, Sue Russell, David Shetter, Don Thornton, and Joe Tollar.

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the November 17, 2008 minutes, seconded by Director Readal. Director McVay requested under the Liaison to EMS & VFD, the word sponsor be corrected to sponsoring. Motion passed with correction.

EXECUTIVE VICE PRESIDENT'S REPORT

Executive Vice President Earl McVay read an email from the Knudsen's concerning the website and thanking the board for keeping it updated.

RESORT REPORT

Clayton Creel with Waterwood National Resort and Golf Club reported that a twenty-four (24) hour security monitoring system had been installed. He also thanked WIA member Walt Ringler for donating a television to the 19th Hole. He reminded everyone of the winter hours which will depend on the weather.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Joe Moore reported that NRPI will be giving approximately 500 lots back to their lender, Cap Source. They have been emailed spreadsheets for the 2007 fees and they have been informed of the 2008 Fees.

ARCHITECTURAL CONTROL BOARD

Director John Charlton reported that in November, seven (7) violation letters were mailed and four (4) had been corrected. He also reported that there were no verbal contacts. The ACB committee approved two (2) Small Improvement Project Applications and no Large Improvement Project Applications.

AUDIT/FINANCIAL

Director McVay went over the monthly financial reports in detail. He went over how the assessments and investments are used to maintain WIA. After some discussion concerning the 2009 annual assessments, Director Bercu made a motion to approve the 2009 annual assessment for a single family dwelling at a rate of \$220.00 per lot. This motion was seconded by Director Stanley and approved. Director Readal made a motion to approve the 2009 annual assessment for a multi family dwelling at a rate of \$330.00 per lot. This motion was seconded by Director

Charlton and approved. Director Shideler made a motion to approve the 2009 capital improvement charge for a single family dwelling at a rate of \$2308.00 per lot and the capital improvement charge for a multi-family lot at a rate of \$2308.00 per unit. This motion was seconded by Director Charlton and approved.

The audit financial committee and Mike Burney are continuing to work on a new property database and accounting system and anticipate having it ready to start the New Year.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the current issue of the WNN is ready and they are going to press. The feature article will be on the fire department.

COMMUNITY SOCIAL EVENTS

Director Marshall reported that the Christmas lighting reception was successful.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Mike Bercu reported that he is continuing with the Disaster Preparedness Plan for Waterwood and distributed a survey to each director to aide him with this task.

LIAISON TO EMS & VFD

Director Marshall distributed a report concerning the EMT and VFD. He informed the board that Legacy wants a three (3) year contract with an annual increase of approximately seventeen percent (17%). After a lengthy discussion, direction was given for Director Marshall to meet with Legacy and the San Jacinto County ESD to discuss all options and report back to the board.

Director Marshall also reported that he had contacted Representative McReynolds office concerning help with the purchase of a fire truck, but at the present time, they have no funds available. After some discussion, he is going to research all options and report back to the board.

LIAISON TO SECURITY & MUD

Director Stanley reported that the last MUD meeting was November 18th. They discussed their 5 year plan and are looking at ways to increase funds and looking into the process of implementing standby fees. The next meeting is scheduled for December 16th at 3:00.

Director Stanley reported that Security traveled 5,812 miles during the month of November and had four (4) incident reports. He also reported that he had contacted some security companies and met with ADT concerning surveillance cameras in the neighborhood. He will continue to study the expense and need and report back to the board. He also reported that he has been in contact with the maintenance department at Waterwood National and is working with them on the possibility of sharing a fuel tank.

MAINTENANCE

Director Goldsmith reported that the maintenance crew is continuing their regular maintenance and that the yard debris pick up program is working well. After some discussion concerning clean up after Hurricane Ike, Director Shideler made a motion to purchase a plaque for Dick Hansen at an expense not to exceed \$100 to show appreciation for all that he did for Waterwood. Motion seconded by Director Charlton and passed.

NOMINATIONS

No report.

REAL ESTATE

Director Readal reported that he has examined all of the documents concerning amendments to the deed restrictions and covenants and will bring his recommendations back to the board. He has set June as his target date.

UNFINISHED BUSINESS

Director Goldsmith will continue to research shredders and report back to the board in January.

WIA member Walt Ringler distributed a pavilion proposal to the directors. After a very lengthy discussion, this topic was initially referred to the Real Estate committee to determine several factors and issues, including deed restriction compliance, TRA & Corps of Engineers approval, landside development, liability issues, and total cost estimate. Additionally, community input must be obtained and such issues as safety, maintenance, security, noise, lighting, trash control, right of access by boats, and restriction of use to Waterwood lot owners only must be addressed.

New Business

Director Shideler requested that the board take into consideration the offer that Waterwood National has made to WIA concerning the marina. The Real Estate committee will follow up with Waterwood National on their lease offer.

Director Charlton requested that the board consider alternate storage. Possibly purchasing a building to be placed behind the security parking area at WIA and Director Shideler suggested looking at other storage areas.

Executive Director Joe Moore reported that in the past WIA has purchased hams for the Waterwood Volunteer Firemen and Waterwood Security for Christmas. Director Shideler made a motion to purchase hams for the firemen and security at an expense not to exceed \$500.00. This motion was seconded by Director Bercu and passed.

There being no further business, a motion was made by Director Shideler to adjourn the meeting at 12:50 p.m., seconded by Director Stanley, motion carried.

Date

President

Secretary

Verbatim taped minutes are available at the WIA administrative office
Copies of approved and signed minutes are available at the WIA administrative office
Minutes recorded by Lisa Hayman, Assistant Secretary
{Preliminary Minutes - Until approved at the January 19, 2009 WIA Board Meeting}