

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

December 17, 2012

CALL TO ORDER

Bob Lane, Vice President, called the meeting to order at 9:00 a.m. on Monday, December 17, 2012 at the WIA Office. Bob Lane served as Chairman of the meeting. Directors present included: John Channing, Justin Curren, Al Goldsmith, Linda Marshall, Joe Oates and Jack Zimmermann. Director(s) absent: Earl McVay and Walt Ringler. Others present were Monte Cartwright, Rick Brown, Jan Goldsmith, Lisa Hayman, Joe Moore, Mike Prine, John Shideler, and Barry Stanley.

MINUTES PRIOR MEETING

Director Channing made a motion to approve the November 19, 2012 minutes. Motion seconded by Director Goldsmith. Director Curren requested that under maintenance the word "subsequently" be corrected. Motion carried.

EXECUTIVE VICE PRESIDENT

No report

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported he had attended San Jacinto County Commissioners court. He also reported that there had been no investment activity for the month. Collections are at 1017 lots.

ARCHITECTURAL CONTROL BOARD

Director Oates reported that the ACB had met and reviewed all recent small improvement projects. He also reported that letters were mailed and several new projects that are underway.

AUDIT/FINANCIAL

Director Channing presented the monthly financials in detail.

COMMUNITY COMMUNICATIONS

No report.

COMMUNITY SOCIAL EVENTS

Director Marshall thanked Waterwood resident Pat Nabers for the fantastic job she did decorating Waterwood. After some discussion, it was decided to remove the Christmas lights on January 5th. Time to be posted.

LIAISON TO COUNTY AND STATE GOVERNMENT

No report.

LIAISON TO EMS AND VFD

Director Marshall distributed the EMS report to each director. She reported that the number of firemen had dropped again and they only have 9 members counting her. She reported that they will be putting a radio in the command car and they will be doing a training exercise with surrounding fire departments. Director Marshall reported on the issue of why a fire truck was taken to Wiesner. According to Assistant Fire Chief Donnie Marshall, Wiesner was chosen because they could have the truck back in a timely manner (2 days) with a warranty on their work. It was during the hot dry part of the summer and the VFD did not need this truck to be out of service for a lengthy period of time. Director Marshall stated that in future non-emergency situations local repair shops will be contacted in order that we might receive several competitive bids.

LIAISON TO MUD

Director Oates reported that he attended the November 20th meeting. He reported that the water quality had been tested through water samples and the result was no water problems. He also reported that the one resident had excessive leakage because of a damage to their irrigation system. According to the board, the MUD bonds are still in the works. Several Waterwood residents voiced their complaints about repairs that had not been completed by the MUD district and other issues.

LIAISON TO SECURITY

In the absence of Director Ringler, no report was given.

MAINTENANCE

Director Lane reported that the parkway has been completely mowed. He also reported that he is looking into new possibilities with the garbage dump and he will speak with SHECO concerning a replacement light pole on Latrobe.

BY-LAWS

Director Zimmermann reported that he is working with Travis Kitchens to incorporate the new laws and changes into the bylaws that will be recommended to the membership at the annual meeting.

REAL ESTATE

Director Curren read a letter that he had received from Lee Singletary concerning their new partnership with ILS and that the partnership will move forward with discussions with Joe Nocito.

UNFINISHED BUSINESS

None.

New Business

None.

At 9:50 am, the board entered into an executive session.
Regular meeting reconvened at 10:20 am.

There being no further business, a motion was made by Director Channing to adjourn the meeting at 10:25 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 January 14, 2013 WIA Board Meeting}