

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

December 16, 2013

CALL TO ORDER

Donnie Marshall, President, called the meeting to order at 9:00 a.m. on Monday, December 16, 2013 at the WIA Office. Donnie Marshall served as Chairman of the meeting. Directors present included: John Channing, Justin Curren, Al Goldsmith, Earl McVay, Walt Ringler, and Richard Singletary. Director(s) absent: Bob Lane. Others present were Rick Brown, Monty Cartwright, John Charlton, Eric Cooper, Jan Goldsmith, Heather Hamilton, Lisa Hayman, Cecil Holt, Mike Ingraham, Carol McVay, Joe Moore, Gary Nelson, Mike Prine, Tom Readal, Cheryl Thomas, Ann Uffner, and Floyd Uffner.

MINUTES PRIOR MEETING

Director Singletary made a motion to approve the November 18, 2013 minutes. Motion seconded by Director McVay. Director Ringler requested that the date of 2013 be corrected to 2014 in the last paragraph of the Maintenance report. Motion carried with correction.

President Marshall informed the board that Director Shideler had submitted a resignation letter to the WIA Board. Director Ringler nominated Cecil Holt to fill the unexpired term of Director Shideler. Motion seconded by Director Curren and passed.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that approximately 1,002 payments have been collected thru November 30th. He reported that there was no investment activity for November. He also reported on the December 3rd tax sale from San Jacinto County. There were three (3) Waterwood properties and they were sold.

ARCHITECTURAL CONTROL BOARD

Director Goldsmith reported that of the thirteen (13) violation letters had been mailed, nine (9) were corrected and two (2) are pending. He reported that two (2) letters had been mailed out this month and there is one (1) pending legal action.

AUDIT/FINANCIAL

Director McVay went over the monthly financials for November in detail. He reminded all the directors that the committee would be getting ready for the new budget, so please submit any requested changes to Joe Moore.

COMMUNITY COMMUNICATIONS

President Marshall reported that John Shideler would like to continue being the editor of the WNN. It was agreed to try this and see how it works. He will need someone from Waterwood to submit pictures of events to him.

COMMUNITY SOCIAL EVENTS

Director Goldsmith thanked everyone involved with the Christmas lighting and reported that the reception was a success.

LIAISON TO EMS AND VFD

President Marshall introduced Mike Ingraham, Heather Hamilton, and Monty Cartwright from Allegiance Ambulance. They submitted a request for a 3% increase in the renewal contract. After some discussion, Director McVay made a motion to accept the two year contract beginning 01/01/2014 with a 3% increase for the first year at \$96,253.00. Motion seconded by Director Ringler and passed.

LIAISON TO MUD

MUD liaison Justin Curren asked MUD Director John Charlton to report on MUD happenings in Waterwood. He reported that the MUD meeting is scheduled for Thursday, December 19th at 12:00 pm. Director Channing reported that he had submitted a list of roads in Waterwood that need to be repaired due to issues caused by MUD repair.

LIAISON TO SECURITY

Director Ringler reported he had contacted each security officer concerning a dash camera for the security cars. At this time, none see a need for it. There were also suggestions made for new hybrid cars to be researched if WIA intends on purchasing a new one this year.

MAINTENANCE

Director Singletary reported four bids were submitted for the maintenance contract and more details would be discussed during the Executive Session. There were also questions concerning what is allowed and not allowed with the leaf and limb debris pickup. Maintenance will establish and publish parameters for curb-side trimmings pickup.

REAL ESTATE

Director Curren presented a brief report of local real estate activity , lot and home listing and sales. Info was obtained in discussion with local real estate agent Melanie Cook.

BY-LAWS

No report.

UNFINISHED BUSINESS

Director Curren stated that while he agreed that John Charlton was indeed an active and appreciated member of the community he felt that there were many such people in the neighborhood that deserved similar recognition.If the WIA Board wanted to initiate a recognition program then a written procedure should be established and followed. Director Singletary agreed and offered to assist Director Curren in developing a procedure .

Director McVay requested information on the Fire Assessment that was done last

Spring. Wendy Gandy who performed that task has since left the Texas Forestry Service so the agency will be having someone else take that over. Director McVay indicated that the report was still needed.

Question concerning turning delinquent property owners over to a collection agency was asked and Director McVay said that the committee will continue to research that possibility.

Maintenance of the RV park was questioned. Executive Director Joe Moore will have maintenance take a look at it.

Saturday meetings were also brought up. The April 26th meeting will be held on a Saturday and followed by the Spring Outing.

New Business

WIA Resident Jan Goldsmith voiced her concerns about the Parkway and the way it is maintained.

WIA Resident Mike Prine asked about the culvert on the Parkway and when it would be replaced. Executive Director Joe Moore informed him that FEMA and San Jacinto County is handling that and the bids for the culvert are due in January. He also voiced his concern about the trash dump, the condition of the fencing and where the trash dumpsters are being placed by the trash company drivers.

At 10:31 am, the board entered into an executive session.
Regular meeting reconvened at 11:10 am.

Director Curren made a motion to enter into an earnest money contract to negotiate the purchase Lot 1 Block 2 of Park Forests Village. Motion seconded by Walt Ringler and passed.

Director Singletary made a motion to accept the bid from Julius Currie for the three (3) year maintenance contract. Motion seconded by Director Ringler and passed.

There being no further business, a motion was made by Director Singletary to adjourn the meeting at 11:12 a.m., seconded by Director Curren, 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 20, 2014 WIA Board Meeting}