

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

*DIRECTOR'S MEETING*

*December 18, 2017*

**CALL TO ORDER**

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, December 18, 2017 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, Debbie Nicholson, and Lynn Spencer. Director(s) absent: Pat Nabers. Others present were Christa Butler, Chuck Bordo, Greg Cagle, Monty Cartwright, Al Goldsmith, Janas Goldsmith, Lisa Hayman, David Herrington, Cecil Holt, Mimi Kotz, Debbie Maas, RJ Macha, Carol McVay, Earl McVay, Robert Metz, Ed Millett, Joe Moore, BJ Murray, Marcia Netzing, Anita Paul, Bruce Perea, Tom Readal, Sandy Singletary, Myra Spencer, Bo Walters, and Pat Zappa.

**MINUTES PRIOR MEETING**

Director Lane made a motion to approve the November 27, 2017 regular monthly meeting minutes. Motion seconded by Director Butler and passed.

**EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore reported more lots were combined in Whispering Pines II. He also reported that 855 payments had been received thru November. He reported that recoveries were \$28,634.29 thru November.

**ARCHITECTURAL CONTROL BOARD**

Director Nicholson reported that four (4) small improvement project applications were approved and one (1) was not approved. She also reported that two (2) deed restriction violations will be sent to San Jacinto County Justice of the Peace Precinct 4 Judge Magee's office to be filed on.

**AUDIT/FINANCIAL**

Director Maas reported that monthly financials were routine. He discussed the revenue enhancements and the expense reductions.

Director Maas made a motion to increase the Capital Improvement Fee to \$2,000.00 eliminating the damage deposit and refund. Motion seconded by Director Brown and passed.

Director Maas made a motion to increase the Property Transfer Fee to \$100.00 per property transferred. Motion seconded by Director Butler and passed.

Director Maas made a motion to implement an annual fee of \$120.00 per trailer that is parked at the trailer storage area and dropping the requirement that trailer registrations be current. Motion seconded by Director Brown and passed.

Director Maas made a motion to charge \$75.00 per year for the use of the swimming pool. Motion seconded by Director Lane and passed.

Director Maas made a motion to implement a \$2000.00 lot consolidation fee for the combining of any two (2) adjoining lots effective upon court recognition of lot consolidation. Motion seconded by Director Lane and passed.

Director Maas made a motion to decrease WIA's golf course maintenance contribution \$3,000.00 yearly. Motion seconded by Director Lane and passed.

Director Maas made a motion to turn off all street lights at the highway 190 entrance of Waterwood with the exception of the first two (2) at the entrance and one (1) light at where the four (4) lanes becomes two (2). Motion seconded by Director Spencer and passed.

Director Maas made a motion to reduce Security patrol hours by 35 hours per week. Motion seconded by Director Lane and passed.

All of the above motions will be effective January 1, 2018.

### **BYLAWS**

Director Lynn Spencer reported that the Covenant Committee has received approximately 120 suggested changes. Their next step is sending a postcard mailing to every home and property owner to enlist their input also.

### **COMMUNITY COMMUNICATIONS**

Director Brown encouraged each board member to submit articles to the WNN.

### **COMMUNITY SOCIAL EVENTS**

Director Charlton reported that the Christmas lights will be taken down after January 1 weather permitting.

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

In the absence of Director Nabers no report was given.

### **LIAISON TO EMS AND VFD**

Director Lane reported the fire station had been cleaned and Terminix will be at the fire station today to spray. This should help with the OSHA issue. Director Lane reported that the EMS contract is available for renewal of the two (2) year contract. Director Lane made a motion to approve the two year contract with Legacy EMS. Motion seconded by Director Brown. Director Lane reported that the VFD has responded to three (3) fires recently. The VFD was requested to flush a drain and that has been done.

### **LIAISON TO MUD**

Director Spencer reported that Severn Trent has changed their name to InfraMark. The MUD district is also looking into wireless meter reading.

### **MAINTENANCE**

Director Butler reported that seven (7) maintenance bids were received. The committee will meet with the successful bidders the week following Christmas. The maintenance committee will recommend a contractor to the board at the January 15, 2018 board meeting.

Director Butler will meet with Mark Nettuno, San Jacinto County Pct 4 commissioner, before year end to provide Mr. Nettuno with a list of existing street names in Whispering Pines II and Lakeview Estates so that the county can begin the process of determining the correct street names with 911 mapping personnel and first responders. After completion of

this process the county will proceed to make the new street signs and then install them. Whispering Pines II currently has 23 street names and Lakeview Estates has 11.

**REAL ESTATE**

No report.

**LIAISON TO SECURITY**

Director Brown reported that security patrolled 4878 miles in November and fielded approximately fourteen (14) calls.

**UNFINISHED BUSINESS**

President Zimmerman requested the status of the feral hog situation. Director Nabers was going to speak with the local game warden.

**New Business**

None.

**Questions from Residents**

WIA member BJ Murray asked about July 4<sup>th</sup>, minutes, and mowing.

WIA member Pat Zappa asked about mowing.

At 11:31 a.m., the board adjourned for the executive session.

At 11:32 a.m. the board entered into an executive session.

Regular meeting reconvened at 12:06 p.m.

There being no further business, a motion was made by Director Lane to adjourn the meeting at 12:07 p.m., seconded by Director Brown, motion carried.

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Date

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

Copies of approved and signed minutes are available at the WIA administrative office  
***{Preliminary Minutes – Until approved at the January 15, 2018 WIA Board Meeting}***