

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

February 15, 2010

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, February 15, 2010 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Lisa Aguero, Mike Bercu, John Charlton, Janas Goldsmith, Dick Hansen, Donnie Marshall, Tom Readal, and Barry Stanley. Directors absent: None. Others present were Sally Bercu, Jimmy Brett, Mike Burney, San Jacinto County Judge Fritz Faulkner, Andy Gilliam, Al Goldsmith, Lisa Hayman, Jim Jemison, Butch Johnson, Earl McVay, Joe Moore, San Jacinto County Commissioner Precinct 4 Mark Nettuno, Walt Ringler, John Shideler.

MINUTES PRIOR MEETING

Director Stanley made a motion to approve the January 18, 2010 minutes. Motion seconded by Director Charlton and approved.

EXECUTIVE VICE PRESIDENT'S REPORT

Executive Vice President John Charlton had no report.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported he had attended the commissioners court meeting and no activity concerning Waterwood was discussed.

At this time, San Jacinto County Judge Fritz Faulkner and San Jacinto County Precinct 4 Commissioner Mark Nettuno presented WIA with a check from FEMA in the amount of \$39,786.00 for reimbursement of hurricane Ike debris removal.

ARCHITECTURAL CONTROL BOARD

Director Stanley reported that ACB member Wayne Mathews resigned and Jane Miller had been appointed. He also reported that five (5) deed restriction violation letters were mailed out and four (4) had been corrected. He also reported that there was one (1) verbal contact and it was corrected. The ACB also had no small improvement project applications approved. Director Stanley reported on an actual complaint against underbrushing on a lot and the ACB found that no violation has been committed.

AUDIT/FINANCIAL

Director Readal discussed the revised 12/31/2009 Balance Sheet and Profit & Loss Statement. He also went over the monthly financials. After some discussion concerning delinquent dues, Director Hanson made a motion to file

liens on 123 pieces of unimproved properties. Motion seconded by Director Readal and passed.

COMMUNITY COMMUNICATIONS

After some discussion, WIA member Walt Ringler suggested that a community calendar be kept to show all events. Director Aguero volunteered to do so.

COMMUNITY SOCIAL EVENTS

Director Goldsmith informed the board that she felt that WIA should continue the Annual Spring Outing. After some discussion, Director Charlton made a motion to continue the spring outing. Seconded by Director Readal and passed. Director Charlton suggested that Director Goldsmith speak with the Men's Golf Association and the Waterwood Women's League to settle on an available date.

After a lengthy discussion concerning rules and regulations for the community room located at the WIA Office Complex, Director Stanley made a motion to let the executive director have control over the requests submitted to reserve the room. At that time a use agreement between WIA and the member will be signed. Motion seconded by Director Bercu and passed.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Mike Bercu thanked Judge Faulkner and Commissioner Nettuno for their help with the disaster plan. He reported that he is planning a meeting on March 15th to update records.

LIAISON TO EMS & VFD

Director Marshall distributed a report from the EMS. At this time discussion was opened up concerning the Waterwood re-entering the ESD. Judge Faulkner was able to answer some questions and Director Marshall will be visiting with the ESD Board concerning other questions and concerns.

Director Marshall also reported that the old fire truck will be sold to either a school or taken to a fire truck broker.

LIAISON TO SECURITY & MUD

Director Stanley reported that during the month of January, security traveled 4,854 miles and had 3 incident reports.

He also reported that MUD Tax Collections were at \$154,072.00 and that they had recently had problems with one of the waste water treatment blowers.

MAINTENANCE

Director Hansen reported he is continuing to work on the speed limit signs. He also reported that he and Director Readal had taken a tour of the roads with Ronnie Waters of Waters Construction. He reported that cameras had been

donated by a WIA member and he is working with the electrician on obtaining a quote for installation. He reported that the committee had discussed the possibility of large item pick ups and that would not take place at this time.

NOMINATIONS

No report.

REAL ESTATE

Discussion concerning the boat launch project was entered into. It was agreed that a discussion with Joe Nocito would need to take place before the board agreed to go any further.

UNFINISHED BUSINESS

None.

New Business

WIA member Walt Ringer distributed information concerning a new sign. After a brief discussion, the board agreed to allow him to place the sign on WIA property.

At this time, 11:55 a.m. the board entered into an executive session.

At 12:11 p.m. the regular meeting was reconvened.

There being no further business, a motion was made by Director Stanley to adjourn the meeting at 12:12 p.m., seconded by Director Bercu, 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 March 15, 2010 WIA Board Meeting}