

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

*DIRECTOR'S MEETING*

*February 15, 2016*

**CALL TO ORDER**

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, February 15, 2016 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Robert Beckles, Mike Bercu, Rick Brown, John Charlton, Justin Curren, and Sandy Singletary. Director(s) absent: Donnie Marshall and Tom Readal. Others present were Jean Biggers, Bill Burt, Greg Cagle, Monty Cartwright, Sally Charlton, Jose Colon, Melanie Cook, Marty Cristofaro, Sharon Dearman, Lisa Hayman, Betty Horn, Roy Knapp, Mimi Kotz, RJ Macha, Carol McVay, Ed Millett, Joe Moore, Debbie Nicholson, Richard Singletary, and Jay Turner.

**SPECIAL GUEST**

President Zimmermann introduced Mr. J Turner who is running for House of Representatives.

**MINUTES PRIOR MEETING**

Director Brown made a motion to approve the January 18, 2016 regular meeting minutes. Motion seconded by Director Bercu and passed.

Director Bercu made a motion to approve the January 23, 2016 special meeting minutes. Motion seconded by Director Charlton and passed.

**EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore reported that WIA had no investment activity and he would be attending the next Commissioners Court.

**ARCHITECTURAL CONTROL BOARD**

Director Curren reported that one (1) violation letter was mailed. He also reported that in the next newsletter he would be addressing the blue trash cans that people are using.

**AUDIT/FINANCIAL**

Director Brown went over the monthly financials in detail for January.

**BYLAWS AND COVENANTS**

Director Beckles reported that he will be speaking with Travis Kitchens concerning the procedure to amend the protective covenants and will request that Mr. Kitchens draft the method of change.

**COMMUNITY COMMUNICATIONS**

No report.

## **COMMUNITY SOCIAL EVENTS**

Director Singletary reported that the Spring Outing is scheduled for April 30<sup>th</sup> and Smokey Mo's BBQ will be catering.

## **LIAISON TO EMS AND VFD**

The EMS report was distributed. President Zimmermann reported that Director Marshall has submitted a letter of resignation but no action has been taken.

## **LIAISON TO MUD**

Director Charlton reported that MUD appointed a new member to serve, Mr. Eric Cooper. He also reported that Richard Singletary is President and Marty Cristofaro is Vice President.

## **LIAISON TO SECURITY**

Director Brown reported that security traveled 4,691 miles.

## **MAINTENANCE**

Director Bercu reported that maintenance is working on removing dead trees on the right of ways, and the committee is working with the commissioner concerning the sinkholes. He reported that the billboard project is continuing to move forward. President Zimmermann is in contact with the company that helped build the rock and granite signs and he will get the specifics on a solution to clean them.

## **REAL ESTATE**

Director Charlton reported that a bid to design the pool, playground, etc. had been received and it was approximately \$4,000 to create the design. He also reported that a current bid for the parking area has been submitted for \$86,000 and they are working to lower that. Director Charlton made a motion to include renovating up to two of the tennis courts pending approval by the owner with the cost not to exceed the total amount approved for The Grand Plan. Motion seconded by Director Curren and passed.

## **UNFINISHED BUSINESS**

President Zimmermann reported that the settlement agreement with Mr. Russell has been signed but not finalized.

## **New Business**

WIA member Marty Cristofaro reported that the gravel being hauled into Troon is damaging the road.

WIA member Betty Horn questioned the recent burning.

WIA member Greg Cagle inquired about the hogs on the golf course.

At 10:20 am, the board entered into an executive session.  
Regular meeting reconvened at 11:28 am.

Director Charlton made a motion to approve surveying the boundaries of Waterwood Parkway. Director Beckles seconded the motion and passed.

Director Brown made a motion to establish the Line of Credit with Morgan Stanley. Motion seconded by Director Curren and passed.

Director Charlton made a motion to give authority to the legal advisory committee if appropriate to settle with Waterwood Partners. Motion seconded by Director Singletary and passed.

There being no further business, a motion was made by Director Curren to adjourn the meeting at 11:59 a.m., seconded by Director Charlton, motion carried.

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Date

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President

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Secretary

Copies of approved and signed minutes are available at the WIA administrative office  
***{Preliminary Minutes – Until approved at the March 21, 2016 WIA Board Meeting}***