

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

March 21, 2016

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, March 21, 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 Jennifer Abram, Lee Ashby, Jean Biggers, Chuck Bordo, Jamie Bowers, Teresa Brown, Bill Burt, Sally Charlton, Melanie Cook, Marty Cristofaro, Sharon Dearman, Rebecca Gilman, Al Goldsmith, Janas Goldsmith, Lisa Hayman, Betty Horn, Todd Kent, Mimi Kotz, Paty Mason, Joe Moore, Debbie Nicholson, Rhonda Robichau, Richard Singletary, Lynn Spencer, and Pat Zappa.

MINUTES PRIOR MEETING

Director Charlton made a motion to approve the February 15, 2016 regular meeting minutes. Motion seconded by Director Bercu and passed.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that 225 payments had been received thru February. He also reported that WIA's lot combination is on the agenda for tomorrow's Commissioners Court.

ARCHITECTURAL CONTROL BOARD

Director Curren reported that four (4) verbal violations were addressed. One (1) individual has inquired about the building of a new home. One previous violator will be mailed a final notice. He also reported that nine (9) small improvement project applications were approved.

AUDIT/FINANCIAL

In the absence of Director Readal, Director Brown went over the monthly financials for February.

BYLAWS AND COVENANTS

Director Beckles reported that he had met with Travis Kitchens and will go forward with putting together a mail out for the membership to be done in July.

COMMUNITY COMMUNICATIONS

No report.

COMMUNITY SOCIAL EVENTS

Director Singletary reported that the Spring Outing is scheduled for April 30th and those entering the dessert contest should have their desserts there by 10:30. She also reported that July 4th is on a Monday, therefore, she made a motion to hold the Independence Day festivities on Sunday, July 3rd. Motion seconded by Director Charlton and passed.

LIAISON TO EMS AND VFD

No report.

LIAISON TO MUD

Director Charlton reported that MUD is continuing to work with Emerald Estates as an out of district customer.

LIAISON TO SECURITY

Director Brown reported that security traveled 4,496 miles.

MAINTENANCE

Director Bercu reported that maintenance is working on bids for the sinkhole and continuing forward with the billboard project. He also reported that maintenance will be repairing the fence at the household garbage dump. He reported that the maintenance crew started last week removing the paint from the trees in the median of Waterwood Parkway. The maintenance crew will also be cleaning the granite signs soon.

At this time, President Jack Zimmermann gave an overview of the recently signed purchase of Waterwood Parkway that was effective March 14, 2016.

NOMINATIONS

Director Charlton reported that there will be four board positions open this year and the deadline for applications is August 1, 2016.

REAL ESTATE

Director Charlton reported that the new parking area has been completed and should be ready within the next month. He also distributed some guidelines to the WIA board requesting that they look over them and email their thoughts to him. He also reported that there have been some discussions concerning the marina area and repairing the bulkheads there. Todd Kent who is knowledgeable of tennis courts addressed the board concerning an estimated cost of resurfacing one tennis court.

UNFINISHED BUSINESS

None

New Business

WIA member Lynn Spencer requested that high speed internet be considered.

WIA member Debbie Nicholson requested that the board contact Windstream and ask them to clean, paint and update their building.

WIA member Paty Mason introduced the new Waterwood Fire Chief Bill Burt and the members of the fire department that were present.

At 11:25 am, the board entered into an executive session.

Regular meeting reconvened at 12:45 pm.

Director Brown made a motion that Mr. Russell remove all signs within 200 feet of Waterwood roadways as agreed to in the signed judgement and submit a request with detailed description and location of any signs he wishes to put up within the 200 feet. Motion seconded by Director Curren. Motion passed unanimously.

There being no further business, a motion was made by Director Charlton to adjourn the meeting at 12:49 p.m., seconded by Director Brown, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
{Preliminary Minutes – Until approved at the April 18, 2016 WIA Board Meeting}

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
SPECIAL MEETING
April 9, 2016

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 4:30 p.m. on Saturday, April 9, 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, Tom Readal, Sandy Singletary, and Jack Zimmermann. Director(s) absent: None. Others present were Al Goldsmith, Lisa Hayman, Travis Kitchens, Bob Lane, and Earl McVay.

President Zimmermann reported that he had spoken to former WIA board member Bob Lane concerning the open board member position. Director Singletary made a motion to approve Bob Lane to fill an unexpired term. Motion seconded by Director Beckles and motion carried.

Director Readal made a motion and nominated Director Charlton as Vice President of the Board. Motion seconded by Director Bercu. Motion carried unanimously.

At 4:40 pm, the board entered into an executive session.
Regular meeting reconvened at 6:45 pm.

Director Charlton made a motion to have legal counsel respond to Waterwood Partners with a counter offer with principle amount thru 12-31-2015 and respond negatively to all other issues and give legal authority to proceed to the advisory committee. Motion seconded by Director Beckles and passed.

Director Brown made a motion to approve a rock and granite Veterans Cemetery sign at the current location of the wooden Wounded Warrior sign on Waterwood Parkway with Mr. Russell incurring the entire cost of the sign and installation. The current wooden sign needs to be removed immediately. Motion seconded by Director Lane and passed.

There being no further business, a motion was made by Director Curren to adjourn the meeting at 6:48 p.m., seconded by Director Lane, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office

{Preliminary Minutes – Until approved at the April 18, 2016 WIA Board Meeting}