

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**  
*SPECIAL MEETING*  
*April 12, 2018*

**CALL TO ORDER**

John Charlton, Vice President, called the meeting to order at 3:00 p.m. on Monday, April 12, 2018 at the WIA Office. John Charlton served as Chairman of the meeting. Directors present included: Rick Brown, Sam Butler, John Charlton, Bob Lane, Larry Maas, Pat Nabers, Debbie Nicholson, and Lynn Spencer. Director(s) absent: Jack Zimmermann. Others present were Joe Moore.

Reviewed and discussed the bond investment to annual charge comparison.

Reviewed and discussed the five (5) year cash flow forecast.

Discussed financing arrangements for the purchase of the fire department brush truck.

Discussed the financing for the potential purchase of a new security vehicle.

There being no further business, a motion was made by Director Charlton to adjourn the meeting at 5:35 p.m., seconded by Director Brown, 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 May 21, 2018 WIA Board Meeting}***

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**  
*MONTHLY MEETING*  
*April 16, 2018*

**CALL TO ORDER**

John Charlton, Vice President, called the meeting to order at 9:00 a.m. on Monday, April 16, 2018 at the WIA Office. John Charlton served as Chairman of the meeting. Directors present included: Rick Brown, Sam Butler, John Charlton, Bob Lane, Larry Maas, Pat Nabers, Debbie Nicholson, and Lynn Spencer. Director(s) absent: Jack Zimmermann. Others present were Carol McVay, Marcia Netzinger, Janas Goldsmith, Maryann Readal, Betty Murray, Teresa Brown, Pat Zappa, Tom Readal, Cecil Holt, Earl McVay, Bo Walters, Marty Walters, Debbie Maas, Al Goldsmith, Myra Spencer, Monty Cartwright, Bonnie Triplett, Anita Paul, Bruce Perea, Mimi Kotz, Lisa Hayman, and Joe Moore.

**MINUTES PRIOR MEETING**

Director Lane made a motion to approve the March 19, 2018 regular monthly meeting minutes. Motion seconded by Director Maas and approved.

**EXECUTIVE DIRECTOR REPORT**

WIA Executive Director Joe Moore reported 722 payments had been received through March and 29,489.08 in recoveries.

**ARCHITECTURAL CONTROL BOARD**

Director Nicholson reported that seven (7) small improvement project applications were approved.

**AUDIT/FINANCIAL**

Director Maas reported that he had reviewed the March financial and there was nothing out of the ordinary.

**BYLAWS AND COVENANTS 211**

No report.

**COMMUNITY COMMUNICATIONS**

Director Brown requested that all articles for the WNN be in by May 1, 2018.

**COMMUNITY SOCIAL EVENTS**

Director Charlton reported that Saturday, April 21, 2018 is the date for the annual Spring Outing. Barbeque plates will be available for \$5.00 per plate. Those age two (2) and under are free.

Director Charlton asked the board to think about what they would like to see done for July 4<sup>th</sup>.

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

Director Nabors reported that she will be attending the San Jacinto County Commissioners Court meeting in May.

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

Director Lane distributed the EMS report.

Director Lane reported that he had received a check from Waterwood MUD for \$1302 for the donation portion of the water bills for Waterwood VFD. He reported that they had one (1) structure fire and one (1) brush fire. The department has done lots of tree removal. He reported that the front door lock code for the fire station has been changed. He also reported that the fire truck has been repaired. He reported that he and two others had traveled to Melissa, Texas to look at a used brush truck for Waterwood VFD. Director Lane made a motion to purchase the 2010 fire truck from the City of Melissa Texas with 9,000 miles. Motion was seconded by Director Nabors and passed unanimously.

### **LIAISON TO MUD**

Director Nabors reported that she will be attending the Waterwood MUD meeting on Friday, April 20, 2018.

### **MAINTENANCE**

Director Butler met with San Jacinto County Precinct 4 Commissioner Mark Nettuno. Commissioner Nettuno is continuing to work with 911 concerning the addressing in Waterwood. Commissioner Nettuno had a crew in Waterwood cleaning up downed trees. Director Butler reported on the garbage contract and that notice had been given to the current vendor about WIA not renewing. Director Charlton made a motion to give the maintenance committee the authority to select the new garbage company. Motion seconded by Director Lane and passed. Director Butler reported that fire station received hail damage that was confirmed by the insurance adjuster and an insurance adjuster will be here this week to check the WIA office.

### **EXECUTIVE DIRECTOR SEARCH COMMITTEE**

Director Charlton reported that the search committee had met and they have not interviewed anyone for the position.

### **REAL ESTATE**

No report.

### **LIAISON TO SECURITY**

Director Brown reported that security travelled 4,058 miles in March and fielded twenty-one (21) calls.

**UNFINISHED BUSINESS**

No report.

**NEW BUSINESS**

No reports.

**QUESTIONS FROM RESIDENTS**

Bonnie Triplett – status on missing fire equipment

BJ Murray – Security, trash, how much did women’s league make, July 4<sup>th</sup>, are fireworks for anyone, can anyone be in the bbq cook off

Pat Zappa – Hazards at marina and maintenance

Bo Walters – July 4<sup>th</sup>

At 9:55 a.m., the board adjourned for the executive session.

At 10:00 a.m. the board entered into an executive session.

Regular meeting reconvened at 12:05 p.m.

Director Lane made a motion to proceed with the current ACB lawsuit. Motion seconded by Director Nabers. Vote was four (4) for and three (3) against, with Director Nicholson abstaining. Motion passed.

After some discussion concerning lots in Waterwood in the Villas area that are for sale thru [www.capauctions.com](http://www.capauctions.com), Director Nabers made a motion to purchase two lots. Motion seconded by Director Butler. Votes were three (3) for and four (4) against. Motion did not pass.

There being no further business, a motion was made by Director Lane to adjourn the meeting at 12:45 p.m., seconded by Director Butler, motion carried.

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Date

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President

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Secretary

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***{Preliminary Minutes – Until approved at the May 21, 2018 WIA Board Meeting}***