

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**  
*DIRECTOR'S MEETING*  
*May 18, 2015*

**CALL TO ORDER**

Donnie Marshall, President, called the meeting to order at 9:00 a.m. on Monday, May 18, 2015 at the WIA Office. Donnie Marshall served as Chairman of the meeting. Directors present included: Mike Bercu, Rick Brown, John Channing, Earl McVay, Al Goldsmith, Tom Readal, and Richard Singletary. Director(s) absent: Justin Curren. Others present were Sally Bercu, Jean Biggers, Teresa Brown, John Charlton, Sally Charlton, Mimi Coats, Eric Cooper, Janas Goldsmith, Dick Hansen, Lisa Hayman, Dannie Hubbard, Roy Knapp, JoAnn Lewis, RJ Macha, Carol McVay, and Joe Moore.

**MINUTES PRIOR MEETING**

Director McVay made a motion to approve the April 20, 2015 regular meeting minutes with one correction under Community Social Events, remove "and judges" in the last sentence. Motion seconded by Director Readal and passed.

**PUBLIC FORUM**

Jean Biggers – Pine Valley street conditions  
JoAnn Lewis – Oakland Hills street conditions

**EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore reported that WIA has collected approximately 858 annual fee payments through April. He also reported recoveries collected are \$8,212.28 and there has been no bond activity.

**ARCHITECTURAL CONTROL BOARD**

Director Goldsmith reported that six (6) violation letters were mailed and three (3) small improvement project applications were approved.

**AUDIT/FINANCIAL**

Director McVay went over the monthly financials. He then reported on the financial history of WIA for the last ten (years), the strength of the bond portfolio, and the advantages of maintaining this strong portfolio.

**COMMUNITY COMMUNICATIONS**

Director Brown reported that the WNN is continuing to search for a new editor and that the May WNN will be posted this afternoon.

**COMMUNITY SOCIAL EVENTS**

Director Bercu distributed a temporary itinerary for July 4<sup>th</sup> and requested volunteers help. Proposing that the day will begin around 10:00 am with a parade and end with the fireworks at dark.

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

President Marshall distributed the EMS report and discussed the ISO rating and review in detail.

### **LIAISON TO MUD**

No report.

### **LIAISON TO SECURITY**

Director Channing reported that security is continuing to run smoothly.

### **MAINTENANCE**

Director Singletary reported that maintenance and San Jacinto County is continuing to work on road issues. Due to the rain, mowing will start when applicable along with trimming and cleaning streets. He also reported that crack sealing will begin in June.

### **REAL ESTATE**

In the absence of Director Curren, Director Readal reported on an email that was received from Terry McLachlan from Waterwood Partners. Mr. McLachlan is in contact with three (3) different companies continuing to work a full purchase of all of Waterwood National properties. He is also interviewing land sales and marketing companies to help promote Waterwood and he is looking at third party financing to assist in the purchase. An email from Matt Landreau was also received where he stated that Joe Nocito is holding the proposed agreement with Waterwood Partners open till the end of the year. He is also enthusiastic about one of the three companies that Terry is talking with. He thanked the MGA for all of their efforts in overseeing the golf course and the irrigation system. He was also very grateful for the marina cleanup.

Director Readal also stated that the survey was completed for the property behind the WIA office and they are waiting on the plat so that the new committee can brainstorm and gather information to bring before the WIA board concerning developing that area.

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS**

None

At 10:00 am, the board entered into an executive session.  
Regular meeting reconvened at 10:15 am.

Director Marshall reported that continuing legal issues are still on going.

There being no further business, a motion was made by Director Singletary to adjourn the meeting at 10:16 a.m., seconded by Director Channing, 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 June 15, 2015 WIA Board Meeting}***