

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

May 16, 2016

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, May 16, 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, and Sandy Singletary. Director(s) absent: Bob Lane. Others present were Sally Bercu, Jean Biggers, Teresa Brown, Monty Cartwright, Melanie Cook, Al Goldsmith, Janas Goldsmith, Lisa Hayman, Carol McVay, Earl McVay, Robert Metz, Joe Moore, Sam Nabers, Debbie Nicholson, MaryAnn Readal, Lynn Spencer, and Myra Spencer.

MINUTES PRIOR MEETING

Director Curren requested that director names be added to the April 18th minutes. Director Readal made a motion to approve the April 18th minutes with corrections. Motion seconded by Director Charlton and passed.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that 809 payments had been received thru April. He also reported that recoveries were \$3,963.68.

ARCHITECTURAL CONTROL BOARD

Director Curren reported that five (5) small improvement project applications were approved.

AUDIT/FINANCIAL

Director Readal went over the monthly financials for April.

BYLAWS AND COVENANTS

Director Beckles reported that he has been in contact with WIA's attorney Travis Kitchens and he will distribute a handout at the June meeting for everyone to review concerning deed restriction amendment procedure.

COMMUNITY COMMUNICATIONS

No report.

COMMUNITY SOCIAL EVENTS

Director Singletary reported that the Spring Outing was a success and there were lots of compliments regarding what a great time everyone had. She also reminded those in attendance that the July 4th festivities will take place on Sunday, July 3rd.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Bercu reported that he had spoken with some county officials at the Spring Outing and will be scheduling a disaster preparedness meeting in June.

LIAISON TO EMS AND VFD

In the absence of Director Lane, a fire department report was distributed. The EMS report was also distributed.

LIAISON TO MUD

Director Charlton reported that MUD Director Jane Miller resigned at the May MUD meeting effective June 1st. MUD is continuing to deal with TCEQ concerning new requirements for lift stations.

MAINTENANCE

Director Bercu reported that maintenance committee met with WIA Director and Engineer Bob Lane concerning the sink hole. Director Lane feels that it can be repaired with a sleeve and the committee is seeking bids for that procedure. After some discussion, President Zimmermann requested that Vice President Charlton prepare a letter to Mr. Nocito via Matt Landreau concerning the continuation of a lease on the billboard.

NOMINATIONS

Director Charlton reminded those in attendance that four places on the WIA board will be open for election this year.

REAL ESTATE

Director Charlton reported that the parking area is complete and trailers are already parked there. Director Readal reported that the park committee has drawings concerning the park area and will be meeting with another pool company this week. Director Curren reported that a group had met with Matt Landreau concerning the possibility of leasing property from Mr. Nocito to look at options of opening a marina, store, and boat slips.

LIAISON TO SECURITY

Director Brown reported that security traveled 4,607 miles. He also reported that security received 93 telephone calls, assisted the EMS 4 times, and opened the leaf and limb debris dump 10 times. Their daily routine also consist of opening the household garbage site daily at 7:00 am and closing it at 7:00 pm. They also monitor the school bus each morning and each afternoon.

UNFINISHED BUSINESS

President Zimmermann questioned the status of the Windstream building. WIA member Melanie Cook responded that the request for the outside of the building to be painted had been forwarded to the main Windstream authorities.

New Business

Director Curren spoke briefly concerning loose dogs.

Director Charlton spoke briefly about the reconnection of street lights at the 190 and Waterwood Parkway entrance. After some research, this topic will be discussed at the June meeting.

At 11:05 am, the board entered into an executive session.
Regular meeting reconvened at 11:58 pm.

There being no further business, a motion was made by Director Singletary to adjourn the meeting at 12:00 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 June 20, 2016 WIA Board Meeting}