

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
DIRECTOR'S MEETING
May 15, 2017

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, May 15, 2017 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Mike Bercu, Rick Brown, John Charlton, Bob Lane, Pat Nabers, Debbie Nicholson, Sandy Singletary, and Lynn Spencer. Director(s) absent: None. Others present were Jennifer Abraham, Lee Ashby, Sally Bercu, Chuck Bordo, Teresa Brown, Bill Burt, Samantha Burt, Sally Charlton, Melanie Cook, Al Goldsmith, Janas Goldsmith, Lisa Hayman, Jane Hogan, Dannie Hubbard, Mimi Kotz, RJ Macha, Larry Maas, Steve McNeely, Carol McVay, Ed Millett, Joe Moore, BJ Murray, Marcia Netzinger, Maryann Readal, Tom Readal, Ed Risley, Cassie Schildknecht, and Pat Zappa.

MINUTES PRIOR MEETING

Director Bercu made a motion to approve the April 17, 2017 Regular Monthly Meeting minutes. Motion seconded by Director Spencer and passed.

Director Lane made a motion to approve the April 29, 2017 Special Meeting minutes. Director Bercu requested that the word "against" be corrected in the percentage section of the minutes. Motion seconded by Director Bercu and passed.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that 755 payments had been received thru April. He also reported that recoveries were \$12,459.22 thru April.

ARCHITECTURAL CONTROL BOARD

Director Nicholson reported that one (1) Small Improvement Project Application was approved.

AUDIT/FINANCIAL

Director Singletary went over the monthly financial statements.

BYLAWS

President Zimmermann reported that the election for 211 Election for Amendment Deed Restrictions was conducted.

244 total valid ballots
181 votes FOR (74.2%)
63 votes AGAINST (25.8%)

Therefore the required votes was two-thirds, the amendment passed.

COMMUNITY COMMUNICATIONS

No report.

COMMUNITY SOCIAL EVENTS

Director Singletary reported that the Spring Fling was very successful. She also reported that she will be contacting Steve Heide who helps with the firework display and the final decision of when the firework display will be held will be finalized by working with his schedule.

LIAISON TO COUNTY AND STATE GOVERNMENT

No report.

LIAISON TO EMS AND VFD

Director Lane reported that EMS has responded to one call in Waterwood in April. Director Lane distributed the minutes of the WVFD. Chief Burt approached the board concerning a fundraiser to be held on May 27. After some discussion, Director Lane made a motion to allow the WVFD to use a portion of the pavilion from 11:00 am until 3:00 pm on Saturday May 27, 2017 for a Waterwood VFD fundraiser. Motion seconded by Director Bercu passed.

LIAISON TO MUD

Director Spencer reported that he had no news but an article about flushing.

MAINTENANCE

Director Lane reported that mowing of the Parkway will begin this week. He also reported that the maintenance committee had met with the contractor. After some discussion, Director Charlton made a motion to give Director Lane the authority to manage the maintenance contract on making the decision to give notice or terminate if the contractor did not improve. This also gives authority to replace with another contractor that has already been vetted. Motion seconded by Director Bercu and passed.

NOMINATIONS

Director Brown reported that five positions on the WIA Board are open for election. Applications are due August 1.

REAL ESTATE

WIA member Tom Readal reported that the safety rail on the pavilion has been installed. He also reported that there are a few more days of work on the swimming pool. They are waiting on the gate locking system for the pool. More picnic tables have been purchased and put together and the benches and bbq grills will be installed. He also reported that all of the signage will be installed soon.

Director Charlton briefed the board on the reasons and decisions that were made when designing the Waterwood Trailer Parking area. After a lengthy discussion concerning the parking of an oversized trailer in the area where the owner had recently been notified that it needed to be moved and requested that an exception be granted. After careful consideration, the board of Directors unanimously denied the request to make an exception to the rules and allow the trailer to be kept in the parking area. The trailer would need to be removed within fourteen (14) days.

Discussion concerning amending the rules for parking began by Director Charlton.

1. All vehicles must have a current valid license plate. Motion made by Director Charlton, seconded by Director Lane and passed.

8. OMIT

8. Parking area is for trailers or recreational vehicles only. (A recreational vehicle (RV) is the term for a motor vehicle or trailer equipped with space and amenities found in a home). Trailer is defined as one which can be towed behind an automobile or pickup truck. Motion made by Director Charlton, seconded by Director Singletary and passed.

9. No commercial vehicles are permitted. Commercial vehicle is defined as a vehicle used as part of a business, either for storage, delivery, or similar uses to earn compensation. Motion made by Director Charlton, seconded by Director Lane and passed.

11. No vehicle may be parked permanently and used for storage. Motion made by Director Charlton, seconded by Director Lane and passed.

WIA Executive Director shall determine the suitability of a vehicle. If he deems that a property owner's vehicle is not suitable, the property owner may appeal to the WIA board for a decision. If the property owner loses, he or she has three (3) days to remove the item in question. Motion made by Director Charlton, seconded by Director Lane and passed.

LIAISON TO SECURITY

Director Brown reported that security patrolled 4720 miles in April and had fielded approximately thirty-five (35) calls.

UNFINISHED BUSINESS

None

New Business

None

Questions from Residents

None

At 11:54 am, the board entered into an executive session.
Regular meeting reconvened at 12:06 pm.

There being no further business, a motion was made by Director Lane to adjourn the meeting at 12:04 p.m., seconded by Director Charlton, 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 19, 2017 WIA Board Meeting}