

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
May 21, 2018

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, May 21, 2018 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Rick Brown, Sam Butler, John Charlton, Bob Lane, Pat Nabers, Debbie Nicholson, and Lynn Spencer. Director(s) absent: Larry Maas. Others present were Christa Butler, Marcia Netzinger, Janas Goldsmith, Betty Murray, Teresa Brown, Pat Zappa, Cecil Holt, Earl McVay, Al Goldsmith, Roy Knapp, 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 April 12, 2018 special meeting minutes and the April 16, 2018 regular monthly meeting minutes. President Zimmermann had one typo change in the April 16 minutes. Motion seconded by Director Nabers and both sets of minutes were approved.

EXECUTIVE DIRECTOR REPORT

WIA Executive Director Joe Moore reported 772 payments had been received through April and \$32,536.10 had been collected in recoveries. He also reported that 49 pool cards had been issued.

ARCHITECTURAL CONTROL BOARD

Director Nicholson reported that five (5) applications for new roofs had been approved, two (2) small improvement project applications for new additions were approved and four (4) violation letters were mailed.

AUDIT/FINANCIAL

In the absence of Director Maas, Director Butler reported that monthly finances were normal and that the new garbage contract had been let and will save approximately \$6,000 annually for WIA.

BYLAWS AND COVENANTS 211

Director Spencer reported that the committee is still waiting on a response from WIA's attorney.

COMMUNITY COMMUNICATIONS

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

COMMUNITY SOCIAL EVENTS

Director Charlton reported that there will be no WIA celebration for July 4th and no fireworks.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Nabors reported that she will be attending the San Jacinto County Commissioners Court meeting next week and that Fritz Faulkner was appointed San Jacinto County Judge.

LIAISON TO EMS AND VFD

Director Lane distributed the EMS report.

Director Lane reported that the WVFD had not responded to any fire calls. He also reported that the new brush truck will be getting inspected and titled soon. He reported that they will be selling the old brush truck and will be starting the price at \$18,000 and will list things that will need to be repaired or replaced. He also reported that he will be purchasing new wildland gear and that at the present time there are six (6) fire fighters. They are looking for support personnel/auxiliary. WVFD Chief Corey Jackson reported that they are continuing to apply for grants and to be cautious because we are in fire and hurricane season.

Director Lane made a motion to hire an electrician to install and automatic starter on the generator at a cost not to exceed \$3000. Motion seconded by Director Butler and passed.

LIAISON TO MUD

Director Nabors reported that the fire hydrants are being painted and the color will depend on the size of hose needed to operate that hydrant. MUD is continuing to locate all sewer connections and openings in sewer system.

MAINTENANCE

Director Butler met with Trisha Bonham, San Jacinto County's 911 Addressing Coordinator and they are working together on the sign project.

Director Butler reported that the WIA office received a records request asking WIA to release a copy of the 2018 Maintenance Contract and copies of all invoices from the current contract. Director Butler made a motion to release the information as long as all of Timberlake's proprietary information is redacted. Motion seconded by Director Lane. Motion carried. Director Butler made a motion to deny copies of all invoices as requested. Motion seconded by Director Lane and passed unanimously.

Director Charlton made a motion to have the bulk heading on a Bay Hill greenbelt repaired. Motion seconded by Director Lane and passed.

President Zimmermann asked the maintenance committee to look into getting a bid to repaint the gold lettering on the granite entrance and sub-division signs.

EXECUTIVE DIRECTOR SEARCH COMMITTEE

Director Charlton reported that the search committee report will be discussed in executive session.

REAL ESTATE

No report.

LIAISON TO SECURITY

Director Brown reported that security travelled 4,127 miles in April and fielded twenty-six (26) calls.

UNFINISHED BUSINESS

No report.

NEW BUSINESS

Director Charlton reported that there was turkey and brisket left over from the spring outing that could be used for bbq sandwiches if the WVFD would like to do a fund raiser for July 4th.

There was a discussion concerning the hail damage on both the fire station and WIA office. Director Spencer made a motion to repair both roofs authorizing the executive director to get a bid for the WIA office from the same bidder of the fire station. Motion seconded by Director Butler and passed.

QUESTIONS FROM RESIDENTS

Anita Paul, Pat Zappa, BJ Murray, Bonnie Triplett, and Teresa Brown.

At 11:20 a.m., the board adjourned for the executive session.

At 11:21 a.m. the board entered into an executive session.

Regular meeting reconvened at 12:44 p.m.

There being no further business, a motion was made by Director Lane to adjourn the meeting at 12:45 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 18, 2018 WIA Board Meeting}