

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
DIRECTOR'S MEETING
June 15, 2015

CALL TO ORDER

Donnie Marshall, President, called the meeting to order at 9:00 a.m. on Monday, June 15, 2015 at the WIA Office. Donnie Marshall served as Chairman of the meeting. Directors present included: Mike Bercu, Rick Brown, Justin Curren, Earl McVay, Al Goldsmith, Tom Readal, and Richard Singletary. Director(s) absent: John Channing. Others present were Robert Beckles, Sally Bercu, Chuck Bordo, Teresa Brown, John Charlton, Sally Charlton, Marty Cristofaro, Janas Goldsmith, Lisa Hayman, Cecil Holt, Ken Johnson, Roy Knapp, Mimi Kotz, Sloyd Landry, RJ Macha, Carol McVay, Robert Metz, Joe Moore, Maryann Readal, Steve Morrell, Sandy Singletary, EJ Swindler, Willie Wiginton, Andy Wilkie, and Pat Zappa.

MINUTES PRIOR MEETING

Director Curren made a motion to approve the May 18, 2015 regular meeting minutes. Motion seconded by Director Singletary and passed.

PUBLIC FORUM

Pat Zappa – HOA Violations / Grass not being mowed

Teresa Brown – Recycle

Marty Cristofaro – Beer kegs at BBV

Chuck Bordo – Street signs, Waterwood sign at 190, Fireworks, Purpose of moving trailers.

Willie Wiginton – Mowing & Waterwood Sign at 190

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that WIA has collected approximately 922 annual fee payments through May. He also reported recoveries collected are \$13,595.04. A \$200,000 bond was called and \$300,000 was purchased.

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 reported that the preliminary audit report has been received and the final audit will be presented at the July meeting.

COMMUNITY COMMUNICATIONS

Director Brown reported that the WNN has a new editor, Teresa Brown. He also reported that a July 4th reminder will be emailed prior to July 4th.

COMMUNITY SOCIAL EVENTS

Director Bercu went over the July 4th events in detail.

LIAISON TO EMS AND VFD

President Marshall distributed the EMS report. He reported that 4 firemen are going to the A&M training school in July.

LIAISON TO MUD

Director Readal reported that the dispute with Emerald Point concerning out of district rates has been settled and that the MUD tax collections are down 10%.

LIAISON TO SECURITY

In the absence of Director Channing, Executive Director Joe Moore reported that security traveled 5,061 miles in May.

MAINTENANCE

Director Singletary reported that maintenance and San Jacinto County are continuing to work on sinkholes, streets and mowing. He reported that the crack sealing has been delayed due to the weather.

REAL ESTATE

Director Curren stated that there was nothing from Matt Landreau, Joe Nocitos representative nor was there anything new from Terry with ILS. That said he stated that due to the lack of action on redevelopment that the Real Estate committee will begin this week to pull together a feasibility report addressing the building of a large community swimming pool, pavilion and enclosed meeting facility. The first step will be to obtain the recently completed survey of the land behind the WIA office. Additional potential tracts of land that belong to WIA will also be studied. A report of possible sites will be presented to the board prior to the next meeting.

BYLAWS

Director McVay discussed changes to the general warranty deed and the deadlines for the changes. Director McVay reported that the change would be in simplifying the highly restrictive voting procedures. Several steps must be taken before this change can be presented to the membership. Director Bercu made a motion, Seconded by Director Singletary, to accept Director McVay's proposal to change Article IV, 4.1 and give Director McVay authority to continue to discuss the proposed changes with WIA's attorney. The proposed change will be: "These covenants shall continue in full force and effect until two-thirds of the voting property owners vote to revoke, amend or supplement this Declaration of Covenants by executing and acknowledging an appropriate agreement or agreements, in writing, for such purpose and filing the same for record in the office of the County Clerk of San Jacinto County, Texas. A property owner may not cast more than one vote regardless of the number of

lots owned.” Any significant change in the proposal after legal review will be brought to the Board’s attention for further approval.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

At 10:50 am, the board entered into an executive session.
Regular meeting reconvened at 11:20 am.

Director Marshall reported that overdue fees and the temporary injunction was discussed with no action taken.

There being no further business, a motion was made by Director Singletary to adjourn the meeting at 11:21 a.m., seconded by Director Curren, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
{Preliminary Minutes – Until approved at the July 20, 2015 WIA Board Meeting}