

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

*MONTHLY MEETING*

*June 18, 2018*

**CALL TO ORDER**

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, June 18, 2018 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Rick Brown, Sam Butler, John Charlton, Bob Lane, Larry Maas, Pat Nabers, and Debbie Nicholson. Director(s) absent: Lynn Spencer. Others present were Tom Readal, Earl McVay, Carol McVay, Jean Biggers, Sally Charlton, Janas Goldsmith, Marcia Netzinger, Cristal Butler, Al Goldsmith, Bruce Perea, Roy Knapp, Anita Paul, Pat Zappa, Sandy Singletary, Teresa Brown, BJ Murry, Mimi Kotz, Melanie Cook, Lisa Hayman, and Joe Moore.

**MINUTES PRIOR MEETING**

Director Charlton made a motion to approve the May 21, 2018 regular monthly meeting minutes. Director Lane seconded the motion and minutes were approved.

**EXECUTIVE DIRECTOR REPORT**

WIA Executive Director Joe Moore reported 787 payments had been received through May and \$34,158.77 had been collected in recoveries. He also reported that 64 pool cards had been issued.

**ARCHITECTURAL CONTROL BOARD**

Director Nicholson reported that two (2) violation letters were mailed.

**AUDIT/FINANCIAL**

Director Maas reported that monthly financials were normal.

**BYLAWS AND COVENANTS 211**

Director Spencer reported that suggestions have been sent to respective committees and the committee will be meeting with WIA's attorney.

**COMMUNITY COMMUNICATIONS**

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

**COMMUNITY SOCIAL EVENTS**

Director Charlton reported that there will be no fireworks for July 4<sup>th</sup> but the Waterwood Volunteer Fire Department will be selling BBQ sandwiches at the pavilion. Director Lane made a motion to have the swimming pool open to all residents and guests of residents for the July 4<sup>th</sup> holiday. Motion seconded by Director Charlton and passed.

**LIAISON TO COUNTY AND STATE GOVERNMENT**

Director Nabors reported that she will be attending the San Jacinto County

Commissioners Court for the June meeting.

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

Director Lane distributed the EMS report.

Director Lane distributed the VFD financial report. Questions were asked concerning the selling of the old brush truck. Director Lane reported that there are five (5) Waterwood VFD members.

### **LIAISON TO MUD**

Director Nabors reported that she attended the June 15, 2018 MUD meeting. 112 fire hydrants have been painted and that the MUD district is looking for missing water. She also reported that MUD will hold an election this fall and that those interested may contact Anita with the MUD district. She reported that the MUD district directors are looking into updating the complete water system in Waterwood and will be discussing a \$3-\$5 million bond issue.

### **MAINTENANCE**

Director Butler reported that he had received a bid from Schmidt Memorials to repaint the gold lettering on the granite entrance and sub-division signs and he is waiting for at least one more bid. He also reported that the bulk head contract for the Bay Hill greenbelt was awarded to Ivy Construction. Director Butler reported that San Jacinto County Precinct 4 Commissioner Mark Nettuno had his office remove the trees and repair the area where the trees fell during the storm in the median. He reported that the street signs for Whispering Pines 1 have been approved and after they are constructed they will be installed.

### **EXECUTIVE DIRECTOR SEARCH COMMITTEE**

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

### **REAL ESTATE**

No report.

### **NOMINATIONS**

Director Brown reported that there will be four (4) positions open on the WIA Board and three (3) current directors are eligible to run again.

### **LIAISON TO SECURITY**

Director Brown reported that security traveled 4,271 miles in May and fielded sixteen (16) calls. After some discussion concerning the swimming pool, Director Lane made a motion to authorize the Security Chair to make a directive on dealing with people without pool cards at the pool. Motion seconded by Director Charlton and passed. Director Brown The pool/park area should be part of the normal patrol "rounds". When at the pool and people are in the pool, the officer should walk the pool area, introducing himself to pool occupants he is not familiar with. If the officer

witnesses any pool violations, the offending pool occupant should be asked for their pool pass and asked to leave the pool.

If the pool occupant does not have a valid pool pass, the occupant should be asked to surrender the invalid pool pass and to leave the pool.

Should the offending pool occupant refuse to leave the pool, the county law (Sheriff or constable) should be called.

**UNFINISHED BUSINESS**

No report.

**NEW BUSINESS**

President Zimmermann reported that two directors will be switching committees. Director Lane will be over State & County Government and Director Nabers will be in charge of Waterwood VFD. He also asked the chair of each committee to email a synopsis of their committee to the WIA board.

**QUESTIONS FROM RESIDENTS**

BJ Murry & Pat Zappa.

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

At 11:16 a.m. the board entered into an executive session.

Regular meeting reconvened at 12:45 p.m.

Director Nabers made a motion to proceed with the ACB lawsuit concerning the completion of the bulkhead on LaJolla. Motion seconded by Director Butler and passed.

Director Charlton made a motion to restructure the management staff. Motion seconded by Director Lane and passed.

There being no further business, a motion was made by Director Lane to adjourn the meeting at 12:46 p.m., seconded by Director Charlton, motion carried.

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Date

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President

\_\_\_\_\_  
Secretary

Copies of approved and signed minutes are available at the WIA administrative office  
***{Preliminary Minutes – Until approved at the July 16, 2018 WIA Board Meeting}***