

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

July 21, 2014

CALL TO ORDER

Donnie Marshall, President, called the meeting to order at 9:00 a.m. on Monday, July 21, 2014 at the WIA Office. Donnie Marshall served as Chairman of the meeting. Directors present included: Rick Brown, John Channing, Justin Curren, Al Goldsmith, Cecil Holt, and Earl McVay. Director(s) absent: Richard Singletary. Others present were Lisa Aguero, Jean Biggers, Gary Bishop, Sherry Bishop, John Charlton, Sally Charlton, Janas Goldsmith, Lisa Hayman, Steve Heide, Danny Hubbard, Jim Jemison, Stephanie Martin, Wayne Mathews, Carol McVay, Joe Moore, Steve Morrell, Tom Readal, E.J. Swindler, and Cheryl Thomas.

MINUTES PRIOR MEETING

Director Curren made a motion to approve the June 16, 2014 regular meeting minutes. Motion seconded by Director Brown and passed.

President Marshall announced that Chuck Bordo resigned from the WIA Board of Directors. Director Channing made a motion to accept his resignation. This morning seconded by Director Brown and passed. Director Channing made a motion to appoint Tom Readal to fill the unexpired term that expires October 2014. Motion seconded by Director McVay and passed.

PUBLIC FORUM

Jean Biggers – Stop sign at Glen Eagles and Pine Valley

Cheryl Thomas – Status of delinquent fees, number of lots owned by Waterwood Partners and their payment schedule, status of expansion of marina and golf course, and status of Waterwood Parkway

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that WIA has collected 1063 annual fees payments. He also reported recoveries of \$39,962.44 which does not include anything collected through the collection agency.

ARCHITECTURAL CONTROL BOARD

Director Goldsmith reported that six (6) violation letters were mailed and one (1) verbal contact was made. He reported that five (5) small improvement project applications were approved and one (1) was not approved.

AUDIT/FINANCIAL

Director McVay went over the monthly financials in detail for June. He reminded the board that they will be approving the revised budget at the August meeting. He requested that each board member review their budget and if they would like to request any changes please have those to Joe Moore

by August 10th. He also informed the board that each member had been emailed the Annual Audit Report and asked that they review it and be prepared to vote on it at the August meeting.

COMMUNITY COMMUNICATIONS

Director Holt recognized the WNN Editor Lisa Aguero and applauded her on the outstanding job with the first newsletter.

COMMUNITY SOCIAL EVENTS

Director Goldsmith reported that the Fourth of July festivities were a success and thanked all volunteers and everyone involved. He thanked Steve Heide for an amazing firework show.

LIAISON TO EMS AND VFD

President Marshall reported that four firemen would be attending the A&M fire school this week.

LIAISON TO MUD

MUD board member John Charlton reported that the waste water treatment plant is totally operational and invited Waterwood residents to come tour the facility.

LIAISON TO SECURITY

Director Channing reported that security traveled 4,593 miles and had two (2) incident reports.

MAINTENANCE

In the absence of Director Singletary, WIA Executive Director Joe Moore reported that the asphalt repairs had been completed and crack sealing would begin this week. He also reported that work is continuing on the Waterwood Parkway culvert.

REAL ESTATE

Director Curren reported that progress on the redevelopment is continuing. They are moving forward with assessments and everything is looking positive.

BY-LAWS

Director McVay reported that he has continued his study on the General Warranty Deed and Protective Covenants.

NOMINATIONS

President Marshall announced that there will be four (4) vacancies open for the WIA Board and accepted the duty of Nominations Chairman with Director McVay working with him. Any application for the WIA board must be submitted to the WIA office by August 1, 2014 by 4:30 pm.

UNFINISHED BUSINESS

None

New Business

None

At 10:01 am, the board entered into an executive session.
Regular meeting reconvened at 11:16 am.

Director McVay made a motion to deny an ACB protest denying the application not for location as stated, but the board's review show's the initial application for construction was not complete and therefore refer this back to the ACB. Motion seconded by Director Curren and passed unanimously.

There being no further business, a motion was made by Director Channing to adjourn the meeting at 11:18 a.m., seconded by Director Readal, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
{Preliminary Minutes – Until approved at the August 18, 2014 WIA Board Meeting}