

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
DIRECTOR'S MEETING
July 18, 2016

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, July 18, 2016 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Robert Beckles, Mike Bercu, Justin Curren, Bob Lane, and Tom Readal. Director(s) absent: Rick Brown, John Charlton, and Sandy Singletary. Others present were Jennifer Abraham, Sally Bercu, Jean Biggers, Monty Cartwright, Sharon Dearman, Al Goldsmith, Lisa Hayman, RJ Macha, Carol McVay, Earl McVay, Robert Metz, Joe Moore, Debbie Nicholson, Lynn Spencer, and Myra Spencer, Alvin Wyatt, and Pat Zappa.

MINUTES PRIOR MEETING

Director Readal made a motion to approve the June 20th minutes. Motion seconded by Director Lane. President Zimmermann requested the word dumb be corrected to dump in the liaison to Security and passed.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that 919 payments had been received thru June. He also reported that recoveries were \$2,928.43. He reported that he attended San Jacinto County Commissioners court where three (3) bids for the sinkhole culvert project were received.

ARCHITECTURAL CONTROL BOARD

Director Curren had no report.

AUDIT/FINANCIAL

Director Readal went over the monthly financials for June. He reported that the annual audit has been completed and will be reviewed to be approved in August.

BYLAWS AND COVENANTS

Director Beckles delayed reporting until after Executive Session.

COMMUNITY COMMUNICATIONS

In the absence of Director Brown no report was given.

COMMUNITY SOCIAL EVENTS

In the absence of Director Singletary, President Zimmermann read an email from Director Singletary thanking all those that helped make the July 4th event a success.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Bercu reported that he was preparing for a Disaster Preparedness meeting in August.

LIAISON TO EMS AND VFD

Director Lane distributed the WVFD and EMS report. He also reported he attended the Waterwood MUD meeting and that beginning in August all MUD bills will have the option to donate \$1 to the WVFD. He reported that 6 firemen will be attending fire school next week. Director Lane reported that he has appointed a committee to assist him with the fire department. Those on the committee are Lynn Spencer and Pat Zappa.

LIAISON TO MUD

In the absence of Director Charlton, President Zimmermann read an email reporting that Anita Treadway is the new bookkeeper and Joyce Hubbard is the new contractor for Waterwood MUD.

MAINTENANCE

Director Bercu reported that San Jacinto County Commissioner Mark Nettuno received three (3) bids for the sink hole culvert project in the Waterwood Parkway median. Maintenance is continuing to mow and clean up the parkway. The commissioner will present the bid that is picked to the court at the next meeting. Debbie Nicholson was asked to update the board on the billboard project. She informed the board that two different pictures were picked and those pictures had been sent to the billboard company.

NOMINATIONS

President Zimmermann reminded those in attendance that 4 positions will be available for the WIA Board of Directors.

REAL ESTATE

President Zimmermann reported that the trailer parking is open and trailers are being stored there. Director Readal reported that the clearing for the pavilion, park, and playground will begin in August. Director Lane made a motion requesting that the gravel in the median near the 190 entrance be removed and replaced with soil as needed to grade. Motion seconded by Director Curren and passed.

LIAISON TO SECURITY

In the absence of Director Brown, Director Lane reported that security had fifty (50) actions last month. He also reported that WIA has hired Mark Sawyer as the new part time security officer.

UNFINISHED BUSINESS

President Zimmermann questioned if the eighteen (18) streetlights at the entrance of highway 190 had been lit. He also asked the status of the internet provider committee in which WIA member Lynn Spencer said that they would be meeting soon.

New Business

WIA member RJ Macha questioned the progress of the dredging.

Questions from Residents

None.

At 10:50 am, the board entered into an executive session.
Regular meeting reconvened at 12:20 pm.

Director Lane made a motion to authorize an expenditure of \$1250 to pay grant writer, Rick Stevens, to assist the Waterwood Volunteer Fire Department in obtaining a grant. Motion seconded by Director Curren and passed.

Director Readal made a motion that WIA contract with Dick Hansen, effective July 1, for \$1,000.00 per month for ten (10) months to oversee pool, playground, and pavilion project. Motion seconded by Director Lane and passed.

There being no further business, a motion was made by Director Curren to adjourn the meeting at 12:25 p.m., seconded by Director Lane, 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 15, 2016 WIA Board Meeting}