

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

August 15, 2016

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, August 15, 2016 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Robert Beckles, John Charlton, Justin Curren, and Tom Readal. Director(s) absent: Mike Bercu, Rick Brown, Robert Lane, and Sandy Singletary. Others present were Jean Biggers, Lois Cox, Al Goldsmith, Lisa Hayman, Travis Kitchens, Joann Lewis, Carol McVay, Earl McVay, Joe Moore, Steve Morrell, Rick Nackie, and Pat Zappa.

MINUTES PRIOR MEETING

Director Charlton made a motion to approve the July 18th minutes. Motion seconded by Director Readal, Motion passed.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that 925 payments had been received thru July. He also reported that recoveries were \$495.99 for July.

ARCHITECTURAL CONTROL BOARD

Director Curren reported that several letters had gone out and one violator has been referred to San Jacinto County Precinct 4 Justice of the Peace.

AUDIT/FINANCIAL

Director Readal went over the monthly financials for July. Director Readal made a motion to approve the Mid-Year Budget. Motion seconded by Director Beckles and passed. Director Readal made a motion to approve the audit as presented to be placed on the proxy ballot for the annual membership. Motion seconded by Director Beckles and passed. Director Readal made a motion to approve the engagement letter for the 2016 Audit with Davis, Heinemann & Company, PC. Motion seconded by Director Curren and passed.

BYLAWS AND COVENANTS

Director Beckles reported that a special meeting will need to be called and presentation made to the property owners concerning the method of changing the deed restrictions.

COMMUNITY COMMUNICATIONS

In the absence of Director Brown no report was given.

COMMUNITY SOCIAL EVENTS

In the absence of Director Singletary, no report was given.

LIAISON TO COUNTY AND STATE GOVERNMENT

In the absence of Director Bercu, WIA Executive Director Joe Moore reported that a Disaster Preparedness Meeting was scheduled for today, Monday, August 15 at 2 o'clock.

LIAISON TO EMS AND VFD

In the absence of Director Lane, his report submitted via email was distributed to the board. John Charlton made a motion granting permission to approve mounting a television in the WIA meeting room and that it be done in a neat and professional manner. Motion seconded by Director Beckles and passed.

LIAISON TO MUD

Director Charlton reported that MUD is in transition.

MAINTENANCE

In the absence of Director Bercu, WIA Executive Director Joe Moore reported that San Jacinto County Commissioners had let the contract for the culvert. 5T Utilities was the low bidder and will begin Friday August 12 on the culvert repair. He also reported that the maintenance bid proposal will begin distribution in September. President Zimmermann reported on the new billboard and thanked Debbie Nicholson and her committee.

NOMINATIONS

Director Charlton reported that there are 4 positions available for the WIA Board of Directors. The following Waterwood residents are candidates. In order as listed on the Director Ballot: Jack Cliff, Rick Brown, Debbie Nicholson, Patricia Zappa, Robert Beckles, and Lynn Spencer.

REAL ESTATE

Director Charlton reported that no dredging will be done at this time due to the cost. He reported that the trailer parking lot is completed and the park and pavilion area is expected to open April 2017.

LIAISON TO SECURITY

In the absence of Director Brown, WIA Executive Director Joe Moore reported that security had fielded approximately fifty (50) calls. He also reported that they had traveled 4,840 miles.

UNFINISHED BUSINESS

President Zimmermann requested an update on the new scanner which will be ordered this week.

Director Charlton reported that the internet committee is continuing to work on this situation.

New Business

None.

Questions from Residents

Patricia Zappa and Carol McVay - Trash on the easements.

Jean Biggers – Household garbage fence behind dumpsters.

Joann Lewis – Trees on easements.

At 11:20 am, the board entered into an executive session.

Regular meeting reconvened at 12:00 pm.

Director Charlton made a motion to authorize the legal committee to make the best deal possible for the Waterwood Partners negotiation at the mediation. Motion seconded by Director Readal and passed.

Director Charlton made a motion to authorize the legal committee to make the best deal possible for the George Russell negotiation at the mediation. Motion seconded by Director Readal and passed.

There being no further business, a motion was made by Director Charlton to adjourn the meeting at 12:30 p.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 September 19, 2016 WIA Board Meeting}