

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
DIRECTOR'S MEETING
August 21, 2017

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:05 a.m. on Monday, August 21, 2017 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Mike Bercu, Rick Brown, John Charlton, Pat Nabers, Debbie Nicholson, and Lynn Spencer. Director(s) absent: Bob Lane and Sandy Singletary. Others present were Sally Bercu, Jean Biggers, Chuck Bordo, Teresa Brown, Melanie Cook, Sally Charlton, Al Goldsmith, Janas Goldsmith, Lisa Hayman, Mimi Kotz, Joann Lewis, Larry Maas, Deborah Maldonado, Carol McVay, Earl McVay, Joe Moore, BJ Murray, Marcia Netzinger, Anita Paul, Bruce Perea, and Bonnie Triplett.

MINUTES PRIOR MEETING

Director Spencer made a motion to approve the July 17, 2017 regular monthly meeting minutes. Motion seconded by Director Bercu and passed.

President Zimmermann requested that each committee chair prepare a turnover file for the new board that will be elected October 2017.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that 828 payments had been received thru July. He also reported that recoveries were \$20,832.25 thru July.

ARCHITECTURAL CONTROL BOARD

Director Nicholson reported that ten (10) letters were mailed. Questions concerning fencing at Piney Point were asked. Director Nicholson reported that the owner of the property had been contacted on July 21, 2017 requesting that they contact the WIA office within 7 days to inform the ACB what they would be constructing and they had 30 days to submit a small improvement application to the ACB. Also, the ACB reported that a certified demand letter was mailed to the property owners concerning bulk heading the property on LaJolla. The certified green card has not been returned to the WIA office at this time. This issue will be turned over to WIA's attorney.

AUDIT/FINANCIAL

In the absence of Director Singletary and committee member Tom Readal, committee member Larry Maas was available to answer questions.

BYLAWS

President Zimmermann reported that ten (10) people submitted their names for the committee concerning the recently approved 211 Election for Amending Deed Restrictions. President Zimmermann reported that Director Lynn Spencer would be chairing the committee and those appointed were Deborah Nicholson, Marcia Netzinger, Anita Paul, and Charles Risley.

COMMUNITY COMMUNICATIONS

Director Brown reported that all articles need to be submitted by September 2.

COMMUNITY SOCIAL EVENTS

In the absence of Director Singletary, Director Charlton reported that the pickle ball court had been striped.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Bercu distributed minutes from the July 31st Disaster Preparedness Meeting.

LIAISON TO EMS AND VFD

Director Spencer reported that Director Lane had contacted an attorney to finalize the agreement between WIA and Waterwood MUD. Director Spencer and Executive Director Joe Moore will be attending the San Jacinto County ESD meeting tonight.

LIAISON TO MUD

No report.

MAINTENANCE

WIA Executive Director Joe Moore reported that maintenance is continuing to mow.

NOMINATIONS

Director Brown reported that twelve people had submitted their names to be placed on the WIA director ballot. Those are: Bob Lane, Marcia Netzinger, John Charlton, Deborah Maldonado, Jack B. Zimmermann, George Russell, Charles "Chuck" Bordo, Pat Zappa, Sam Butler, Ruth Massingill, Larry Maas, L.G. "Bo" Walters.

Director Charlton brought up the procedure to break a tie for the election. Director Charlton made a motion stating that ties will be broken by the existing board by secret written ballot. Motion seconded by Director Bercu and passed.

REAL ESTATE

Executive Vice President Charlton reported that new signs stating the revision in rules have been completed and will be placed at the pool along with a water fountain. Rules will be enforced and Security will be patrolling the area.

LIAISON TO SECURITY

Director Brown reported that security patrolled 4857 miles in July and had fielded approximately twenty-seven (27) calls.

UNFINISHED BUSINESS

None

New Business

None

Questions from Residents

WIA Resident Anita Paul spoke to the board concerning a parked automobile on Scotia and Sioux Court in Greentree Village.

Melanie Cook, Real Estate Agent for Palmer Real Estate spoke to the board concerning restrictions on a lot at The Villas.

At 11:45 a.m., the board entered into an executive session.
Regular meeting reconvened at 12:41 p.m.

John Charlton made a motion/Seconded by Debbie Nicholson:

If George Russell is willing to sign an agreement saying there will be no more cemetery signs placed in Waterwood, the WIA Board will agree to allow him to place the proposed Veterans Cemetery sign in Park Forest Village.

There being no further business, a motion was made by Director Charlton to adjourn the meeting at 12:50 p.m., seconded by Director Spencer, 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 18, 2017 WIA Board Meeting}