

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
August 20, 2018

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, August 20, 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, Debbie Nicholson, and Lynn Spencer. Director(s) absent: None. Others present were Earl McVay, Carol McVay, Jean Biggers, Sally Charlton, Carol Coker, Jeff Coker, Roy Knapp, Corey Jackson, Debbie Maas, Monty Cartwright, Cecil Holt, Janas Goldsmith, Deb Maldonado, Ed Millett, Marcia Netzinger, Al Goldsmith, Bruce Perea, Anita Paul, Bonnie Triplett, BJ Murry, Pat Zappa, Mimi Kotz, Lisa Hayman, and Joe Moore.

MINUTES PRIOR MEETING

Director Spencer made a motion to approve the July 16, 2018 regular monthly meeting minutes. Director Butler seconded the motion and minutes were approved.

EXECUTIVE DIRECTOR REPORT

WIA Executive Director Joe Moore reported 818 payments had been received through July and \$34,919.44 had been collected in recoveries.

SEARCH COMMITTEE

Vice-President Charlton reported that the committee consisting of Larry Maas, Sam Butler, Marcia Netzinger, Earl McVay, Jack Zimmermann and himself had met and made their final recommendations. Lisa Hayman was chosen as the On-Site Manager. He also reported that Sterling Company will be taking over the accounting procedures. Director Charlton made a motion to approve Sterling Company as the new management company effective October 1, 2018. Motion seconded by Director Spencer and passed unanimously.

ARCHITECTURAL CONTROL BOARD

Director Nicholson reported that four (4) small improvement project applications were approved, one (1) large improvement project application was approved, and three (3) violation letter were mailed and approved.

AUDIT/FINANCIAL

Director Maas reported that monthly financials were normal. Director Maas made a motion to recommend to the membership the approval of the 2017 audit report. Motion seconded by Director Lane and passed. Director Maas made a motion to recommend to the membership the approval of the engagement letter for the 2018 Audit with Davis, Heinemann & Company, PC. Motion seconded by Director Lane and passed.

BYLAWS AND COVENANTS 211

Director Spencer reported that the committee had met and finalized the recommended changes to go to the membership. Director Lane made a motion to send the suggested changes to the membership for a vote. Motion seconded by Director Butler and passed.

COMMUNITY COMMUNICATIONS

Director Brown reminded everyone to email your articles and pictures for the WNN by September 2, 2018.

COMMUNITY SOCIAL EVENTS

No report.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Lane reported he will be attending the upcoming San Jacinto County Commissioners Court meeting.

LIAISON TO EMS AND VFD

Director Nabers distributed the EMS report. She reported that the WVFD had worked a recent structure fire in the area. Fire Chief Cory Jackson reported that the WVFD will be having their Halloween bash like last year.

LIAISON TO MUD

Director Nabors reported that Waterwood MUD will be doing the smoke test in 2019. Waterwood MUD member Roy Knapp reported that MUD will be having their budget meeting on Friday, August 31, 2018.

MAINTENANCE

Director Butler reported that the garbage service had contacted WIA and with Monday, September 3rd being a holiday, they will run on Tuesday, September 4. Director Butler reported that he had visited with Santek concerning the fence. After the fence is repaired or replaced, if it is damaged by Santek, they will repair the fence. He also reported that Schmidt Memorial had painted all of the gold on the entrance and sub-division signs. Director Butler reported that street signs in Whispering Pines 1 had been replaced with two corrections being done and Whispering Pines 2 and Lake View Estates will be made and San Jacinto County Commissioner Mark Nettuno will have his employees install them according to their schedule. After that, the renumbering will start. He reported that the bulkhead project on the greenbelt in Bayhill is 50% finished.

NOMINATING

Director Brown reported that there are six individuals running for the WIA board. They are: Anita Paul, Mike Bercu, George Russell, Marcia Netzing, Paul Fink, and Pat Nabers. The committee counting ballots will be Rick Brown, Larry Maas, and Lisa Hayman.

REAL ESTATE

After a long discussion concerning a request to use the swimming pool after hours, Director Lane made a motion to permit a resident a one-time opening of the swimming facility until midnight after a pool pass is purchased before the requested date, and pay for a WIA off duty security guard to be present at a rate of \$20 per hour in cash, paid directly to the guard and paid in advance, for each hour after 9:00 pm. Motion was seconded by Director Nabers. Six (6) voting for and three (3) against. Director Brown, who voted for the first motion, made a motion to call for a revote. Revote motion seconded by Director Nicholson. Vote was called and there were three (3) votes for, five (5) against and one (1) abstained. Motion carried to not allow the extension of time of the swimming facility.

LIAISON TO SECURITY

Director Brown reported that security traveled 4,146 miles in July and fielded twenty-one (21) calls.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

QUESTIONS FROM RESIDENTS

Pat Zappa, BJ Murry, Jean Biggers, and Carol McVay

At 12:30 p.m., the board adjourned for the executive session.

At 12:32 p.m. the board entered into an executive session.

Regular meeting reconvened at 12:38 p.m.

There being no further business, a motion was made by Director Charlton to adjourn the meeting at 12:39 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 17, 2018 WIA Board Meeting}