

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

*DIRECTOR'S MEETING*

*September 19, 2016*

**CALL TO ORDER**

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, September 19, 2016 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Robert Beckles, Mike Bercu, Rick Brown, John Charlton, Bob Lane, and Tom Readal. Director(s) absent: Justin Curren and Sandy Singletary. Others present were Teresa Brown, Greg Cagle, Sally Charlton, Melanie Cook, Lisa Hayman, Betty Horn, Corey Jackson, Carol McVay, Earl McVay, Robert Metz, Joe Moore, Debbie Nicholson, Bruce Perea, Lynn Spencer, Bill Walters, and Mary Walters.

At this time, President Zimmerman requested that a moment of silence be observed for the passing of Director Justin Curren.

**MINUTES PRIOR MEETING**

Director Bercu made a motion to approve the August 15th minutes. Director Brown requested that the dates of the executive session and time the meeting adjourned be corrected. Motion seconded by Director Readal and passed.

**EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore reported that 934 payments had been received thru August. He also reported that recoveries were \$9,992.22 thru August.

**ARCHITECTURAL CONTROL BOARD**

No report.

**AUDIT/FINANCIAL**

Director Readal went over the monthly financials for August. Director Readal explained that the culvert project and the billboard was moved to expenses. He also reported that adjustments will be made after the finalization of pending lawsuits.

**BYLAWS AND COVENANTS**

Director Beckles reported that WIA is in the process of scheduling a date to have an election concerning the method of changing the deed restrictions.

**COMMUNITY COMMUNICATIONS**

Director Brown reported that the newsletter is on schedule.

**COMMUNITY SOCIAL EVENTS**

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

## **LIAISON TO COUNTY AND STATE GOVERNMENT**

Director Bercu, reported that a Disaster Preparedness Meeting was held August 15 at the WIA office. Director Bercu was unable to attend so Executive Director Joe Moore chaired the meeting. Several agencies were represented including San Jacinto County Sheriff's Department, San Jacinto County Commissioner Precinct 4, San Jacinto County Justice of the Peace Precinct 4, San Jacinto County Constable Precinct 4, San Jacinto County Emergency Services Director, SHECO, TRA, and other agencies.

## **LIAISON TO EMS AND VFD**

The Waterwood Volunteer Fire Department(WWVFD) now has only seven active members. New members are needed. Expect to see a membership drive soon.

The WWVFD had four runs in Sept: 1 structure fire, 1 grass fire, and 2 medical ( 1 CPR and 1 lift assist.

The WWVFD continues to apply for funding grants as they are identified. The submittal date for the next large grant is October 11. This is the grant that we paid to have the application prepared. Fitting for the purchase of the four sets of bunker gear has been scheduled with the vendor. The WWVFD will be ordering new t-shirts for the department with funds from our July fundraiser. In addition to the t-shirts the WWVFD will be asking our community very soon on ideas for a patch design for our class A dress shirts.

Improvements continue in the maintenance of the equipment and the fire station. The three vehicles are currently being serviced. Thanks to Leonard and Pat Zappa, they have done a great job. The office has been rearranged and a lockable filing cabinet purchased. Out of date bunker gear has been removed and old unusable equipment disposed of.

The fire station is in need of some maintenance. Some of the sheetrock in the ceiling of the vehicle bay has fallen probably due to a roof leak. The room where the ESD members sleep badly needs painting. Work will begin on this soon. Also, a general cleaning of the station is needed and a work day is scheduled for 1 October. Community volunteers are needed to help on 1 October.

On September 17 the WWVFD represented Waterwood in the San Jacinto County Fair and Rodeo parade. (Assistant Chief Lee Ashby and Jennifer Abraham) During the line up for the parade they were approached by the Brownie Scout director from Coldspring for help with fire prevention as well as red ribbon week with the head start kids. WWVFD will be accepting this opportunity.

The fire department is interested in sending one individual to an EMT basic training as well as two individuals for a basic ECA class. This is because our ambulance is only in Waterwood from 7 pm to 7 am, and sometimes not even then due to call volume. The ECA classes are covered by a grant, however the EMT is not.

Finally, there is a severe radio issue in the Waterwood area and other parts of north San Jacinto County. The radio system repeater is installed on a tower in or near Sheppard and our radios and those of the North 980 fire department cannot communicate with dispatcher. Communications including fire alarms or call outs are now via cell phone. The WWFVD and the WIA Liaison Committee are working on this serious issue.

### **LIAISON TO MUD**

Director Charlton reported that MUD had set the new tax rate.

### **MAINTENANCE**

Director Bercu reported that the sinkhole is still in progress. He reported that maintenance contract has been advertised in four (4) local newspapers. He reported that maintenance is working on clearing the right of ways and San Jacinto County Commissioner Precinct 4 Mark Nettuno is working on two other culvert issues in Waterwood.

### **NOMINATIONS**

Director Charlton reported that ballots had been mailed out.

### **REAL ESTATE**

Director Readal reported that a contractor had been decided for the pool and a contract should be submitted to WIA this week. He reported that soil samples have been done. After some discussion concerning the marina area, Director Lane made a motion to investigate the cost of repairing or replacing the bulkhead in front of the beach units. Motion seconded by Director Beckles and passed.

### **LIAISON TO SECURITY**

Director Brown reported that security had fielded fifty-one (51) calls and patrolled 4855 miles.

### **UNFINISHED BUSINESS**

President Zimmermann requested an update on the fence at the dump. Executive Director Joe Moore reported that he is in contact with ProStar Waste and he will be getting bids for repair.

### **New Business**

None.

### **Questions from Residents**

Greg Cagle – Lighting of the billboard.

At 11:00 am, the board entered into an executive session.

Regular meeting reconvened at 12:40 pm.

Director Lane made a motion to spend up to \$2,000 for a Welcome sign. Motion seconded by Director Bercu and passed.

Director Readal made a motion to adjust salary and wages for all employees and adjust vacation to include 3 weeks for employees that have been employed with WIA for twenty (20) years. Motion seconded by Director Bercu and passed.

There being no further business, a motion was made by Director Readal to adjourn the meeting at 12:45 p.m., seconded by Director Lane, motion carried.

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Date

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President

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Secretary

Copies of approved and signed minutes are available at the WIA administrative office  
***{Preliminary Minutes – Until approved at the November 21, 2016 WIA Board Meeting}***