

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

September 18, 2017

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:05 a.m. on Monday, September 18, 2017 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Rick Brown, John Charlton, Bob Lane, Pat Nabers, Debbie Nicholson, Sandy Singletary, and Lynn Spencer. Director(s) absent: Mike Bercu. Others present were Teresa Brown, Christa Butler, Sam Butler, Greg Cagle, Monty Cartwright, Melanie Cook, Sally Charlton, Douglas Dick, Al Goldsmith, Janas Goldsmith, Lisa Hayman, Cecil Holt, Corey Jackson, Tony Kimbrell, Roy Knapp, Mimi Kotz, Annette Lamoreaux, Debbie Maas, Larry Maas, Deborah Maldonado, Carol McVay, Earl McVay, Robert Metz, Ed Millett, Joe Moore, Steve Morrell, BJ Murray, Marcia Netzinger, Anita Paul, Bruce Perea, Bonnie Triplett, Bo Walter, Mary Walters, Lillian Woo, Pat Zappa.

MINUTES PRIOR MEETING

Director Brown made a motion to approve the August 21, 2017 regular monthly meeting minutes. Motion seconded by Director Singletary and passed.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that 836 payments had been received thru August. He also reported that recoveries were \$22,775.57 thru August.

ARCHITECTURAL CONTROL BOARD

Director Nicholson reported that one (1) Large Improvement Application was received and approved.

AUDIT/FINANCIAL

Director Singletary went over monthly financials. She proceeded to the 2018 Proposed Budget where she explained income and expenses. She reported that the 2017 dues may increase but that will be discussed in November by the new WIA Board of Directors.

BYLAWS

Director Lynn Spencer reported that each member of the Covenant Committee had been given a binder with deed restrictions from all subdivisions to peruse. The committee will meet with WIA Attorney Travis Kitchens to discuss moving forward on submitting changes to the board. Director Spencer requested that all change suggestions be submitted to the WIA office, including your name and email, in case you need to be contacted.

COMMUNITY COMMUNICATIONS

Director Brown reported that all articles need to be submitted by October 2. Submissions can be emailed to waterwoodwnn@gmail.com.

COMMUNITY SOCIAL EVENTS

No report.

LIAISON TO COUNTY AND STATE GOVERNMENT

No report.

LIAISON TO EMS AND VFD

Director Lane reported that the agreement between WIA and Waterwood MUD was waiting on signatures and then would be finalized. Director Lane introduced Corey Jackson the new fire chief for Waterwood. Director Lane reported that security cameras for the station are now in place. He also reported that one (1) complete set of bunker gear is missing and this will be turned over to the San Jacinto County Sheriff's Department. He also reported that the fire trucks had not been inspected in two years and that would be completed by Chief Jackson this week.

LIAISON TO MUD

Director Spencer reported that MUD rates will be increasing effective January 1st. MUD President Marty Cristofaro will be speaking about this at the WIA Annual Meeting on October 14th.

MAINTENANCE

Director Lane reported on maintenance and the issues at the garbage dump.

NOMINATIONS

President Zimmermann informed the board that he had selected the Election Committee for the 2017 WIA Annual Election. The committee would consist of WIA Board Member Lynn Spencer, Non-WIA board member Steve Morrell, and Lisa Hayman.

REAL ESTATE

Executive Vice President Charlton reported there had been some interest shown in some greenbelt property in The Villas. The information concerning it will be posted at the WIA office and the post office.

LIAISON TO SECURITY

Director Brown reported that security patrolled 4732 miles in August and had fielded approximately thirty-two (32) calls.

UNFINISHED BUSINESS

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

Director Brown asked about a lot issue that was presented at the August meeting. Director Nicholson replied that the ACB has spoken with the individual and were working to move forward.

New Business

None

Questions from Residents

WIA member Mary Walters asked about the bulkhead repair.

WIA member BJ Murray asked about the cost of the bulkhead repair, the Veteran's Sign, and the painting of the trees.

WIA Member Steve Morrell thanked Lawrence Marshall, Eric Wantland, Tom Brick, Wayne Harvey, Dannie Hubbard, and Rick Harlow for replaced the shingles on the restrooms on the golf course.

WIA member Pat Zappa presented the board with a petition to reverse the no eating or drinking rules at the swimming pool.

Director Brown made a motion to allow food and drink within the fence area. Motion seconded by Director Nabers. Discussions were held and Director Charlton made a motion to table the motion until next meeting. Motion seconded by Director Lane and passed.

At 11:37 a.m., the board entered into an executive session.
Regular meeting reconvened at 12:18 p.m.

Director Lane made a motion to approve the Veteran's Cemetery Sign at the Park Forest location. Motion seconded by Director Singletary and passed.

Director Charlton made a motion to accept the salaries as presented in executive session. Motion seconded by Director Lane and passed.

There being no further business, a motion was made by Director Lane to adjourn the meeting at 12:21 p.m., seconded by Director Singletary, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
{Preliminary Minutes – Until approved at the November 27, 2017 WIA Board Meeting}