

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
DIRECTOR'S MEETING
March 17, 2008

CALL TO ORDER

Executive Vice President Earl McVay called the meeting to order at 9:00 a.m. on Monday, March 17, 2008 at the WIA Office. Earl McVay served as Chairman of the meeting. Other Directors present included: John Charlton, Baldomar Garcia, Ken Hicks, Donnie Marshall, Pat Nabers, John Shideler, and Pat Willborn. Directors Absent: Jack Zimmermann. Others present were Barbara Bunyard, Mike Burney, Monte Cartwright, Margaret Evirs, Lisa Hayman, Betty Horn, Jim Jemison, Barb Knudson, R.J. Macha, Carol McVay, Jane Miller, Joe Moore, Walt Ringler, Sandy Sands, and Jerry Waples.

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the February 18, 2008 minutes. Motion seconded by Director Garcia. Executive Vice President Earl McVay requested that the word "beginning" be changed to "begins" under Liaison to County and State Government and under Old Business the word "to" be placed before evaluate and eliminate the word "into". Motion approved with correction and passed.

EXECUTIVE VICE PRESIDENT'S REPORT

Executive Vice President Earl McVay had no report.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Joe Moore reported that \$120,900 or 32% of the 2007 fees have been collected.

RESORT REPORT

No report.

ARCHITECTURAL CONTROL BOARD

Director Baldomar Garcia distributed the monthly ACB report which consisted of the following:

Twelve (12) first violation notices were mailed out. One (1) second violation notice was mailed out. There were also two verbal contacts and both are being corrected.

There were also two (2) Small Improvement Project Applications approved.

WIA member Jim Jemison voiced his concerns about ACB issues. After some discussion, Executive Vice President Earl McVay advised the ACB to be more aggressive.

AUDIT/FINANCIAL

Director McVay went over the monthly financials. Executive Director Joe Moore reported that \$580,000 in bonds have matured or called and that \$595,000 have been reinvested. \$200,000 – Killeen Texas WW & S. Rev., yield 4.465, maturing August 2021; \$100,000 Lewisville Texas ISD, yield 4.5, maturing August 2023; \$200,000 Dallas Texas Area Rapid Transit, yield 4.469, maturing December 2019; \$95,000 Brownsville Texas ISD, yield 3.889, maturing August 2017.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the eighth publication of the Waterwood Neighborhood News is in the works and they will be combining the March and April issues. He is also working to reduce the postage expense and looking at bids from another printer.

COMMUNITY SOCIAL EVENTS

Director Willborn reported that the annual Spring Outing will be held on April 26th from 1:00 pm to 3:00 pm at Waterwood National Resort and Golf Club. There will be a golf tournament that morning and interested individuals will be able to contact the pro shop for details. She also reminded the board that the July 4th celebration will be held at the marina and Director Marshall and Director Nabers said that the Waterwood Volunteer Fire Department is interested in having a BBQ fundraiser for this event. The fireworks will be held that night with a rain date of Saturday, July 5th.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Marshall reminded everyone that on the May 10 election ballot there will be an item for an additional half cent increase for all of San Jacinto County.

LIAISON TO EMS & VFD

Director Marshall introduced Monte Cartwright of Legacy EMS. He distributed a statistic report for the county, explained why they are located where they are and the hours and answered questions.

Executive Director Joe Moore reported that he had spoken with Dick Hansen and was informed that the sheetrock in the fire station can be repaired for \$200. After a brief discussion, it was agreed to move forward in getting the sheetrock repaired and also have ventilation access areas created.

Questions from the audience concerning the defibrillator were asked and it was agreed to have Joe Moore create a written policy stating personnel training and tracking of the training, continuing education, and maintenance of the machine.

LIAISON TO SECURITY & MUD

Director Nabers reported that Security traveled 7,900 miles during the month of February. She also reported there were three (3) incidents reports for the month.

Director Willborn reported on the MUD meeting. She informed everyone that Tony Wolfskill's seat on the MUD board is open and that Dick Hansen and Hank Picklo would be seeking re-election.

MAINTENANCE

Director Charlton reported that monthly routine maintenance is continuing. Director Charlton reported that he has been in contact with a company from Conroe that mows for Cape Royal and they will be coming to Waterwood to tour the subdivision and give the board a bid on what the cost would be. It has been discussed to converse with San Jacinto County to request that they help with the mowing of the Parkway.

NOMINATIONS

Director Hicks had no report.

REAL ESTATE

Director Ken Hicks reported that he has tried several times to contact NRPI concerning the property at the Villas and the road at Piney Point but has been unsuccessful.

UNFINISHED BUSINESS

Director Nabers reported that she is continuing to look into several possibilities with the moving of the Waterwood signs at FM 980 and Highway 190. She spoke with Dick Hansen and his opinion is that the signs can be taken apart and relocated. Matt Landreau has agreed to help provide labor and equipment. She is also continuing to work on the landscaping project for those areas.

NEW BUSINESS

None.

There being no further business, a motion was made by Director John Shideler to adjourn the meeting at 11:19 a.m., seconded by Director Ken Hicks, motion carried.

Date

President

Secretary

Verbatim taped minutes are available at the WIA administrative office
Copies of approved and signed minutes are available at the WIA administrative office
Minutes recorded by Lisa Hayman, Assistant Secretary

{Preliminary Minutes – Until approved at the April 21, 2008 WIA Board Meeting}