

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
DIRECTOR'S MEETING
August 18, 2008

CALL TO ORDER

Executive Vice President Earl McVay called the meeting to order at 9:00 a.m. on Monday, August 18, 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 Mike Burney, Barbara Bunyard, Monte Cartwright, Al Goldsmith, Janas Goldsmith, Lisa Hayman, Jim Jemison, Butch Johnson, R.J. Macha, Carol McVay, Jane Miller, Joe Moore, Walt Ringler, and Barry Stanley.

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the July 21, 2008 minutes. Motion seconded by Director Garcia and passed.

EXECUTIVE VICE PRESIDENT'S REPORT

No report.

RESORT REPORT

No report.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Joe Moore reported that NRPI has paid three installments. They have not paid for July and upon contacting them, they have indicated that they are in negotiations with their lenders and the payment is on hold at the time. He also reported that he had been in contact with Candyce Dixon, the firm that does WIA's audit and they have informed him that they are not going to continue in the audit business and presented him with some suggestive firms in the area. Joe Moore briefed the board on the firms in the area and told the board that he had been in contact with the firm of Kenneth C. Davis and Company, P.C. and had received a proposal from them. After a brief discussion, Director Willborn made a motion to accept the proposal from Kenneth C. Davis and Company, P.C., in the amount of \$10,500 to perform the audit for 2008. This motion was seconded by Director Hicks and passed.

ARCHITECTURAL CONTROL BOARD

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

Five (5) first violation notices were mailed out. No (0) second violation notices were mailed out. Two (2) violations were corrected. There were two (2) verbal contacts and both were corrected.

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

AUDIT/FINANCIAL

Director McVay went over the monthly financials and reviewed all of the reports. He also discussed the 2007 audit and at that time Director Hicks made a motion to approve the audit as

presented. This motion was seconded by Director Charlton and passed. Director McVay also discussed the five year forecast and indicated that it had been updated to include the revised budget.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the August issue of the WNN is on its way to the printer. He apologized for the delay of the July issue and explained the mailing issue and hopes to have it resolved with the August issue. Director Charlton reported that he has added a gallery page to the website so individuals can add photos to the website.

COMMUNITY SOCIAL EVENTS

No report.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Marshall reported that he has attempted to get in contact with the Sheriff's department concerning visibility issues in Waterwood. He has not been successful, but will keep trying diligently.

LIAISON TO EMS & VFD

Director Marshall reported that there was one (1) EMS call in Waterwood during the month of July. He also reported that the fire department will be meeting on Tuesday, August 19th.

LIAISON TO SECURITY & MUD

Director Nabers reported that MUD is finishing the painting on the sewage lift station and they are investigating ways to control the odor at the lift station on Mauna Kea. She also reported that the MUD district has applied to the state for the approval to issue standby fee charges on applicable lots.

She also reported that Security had looked at vehicles. After some conversation, Director Garcia made a motion to purchase a new Dodge Charger at an expense not to exceed \$20,000. Motion seconded by Pat Nabers and passed.

Director Nabers also reported that Security traveled 6,157 miles during the month of July and had three (3) incident reports.

MAINTENANCE

Director Charlton reported that a culvert in the Pools Creek area had been replaced with the assistance of San Jacinto County.

NOMINATIONS

Director Hicks reported that there are five (5) candidates for the upcoming election of directors and they are Mike Bercu, Janas Goldsmith, Tom Readal, Barry Stanley, and Jack Zimmermann.

REAL ESTATE

Director Hicks reported that he had spoken with Matt Landreau and he says that they are continuing negotiations with parties discussing possibilities for the club. He also reported that he had spoken with Lou Salfi with Anthony Properties and they will be in the area this week.

UNFINISHED BUSINESS

Executive Vice President Earl McVay briefed the board on the situations with the flag pole and the sign proposal.

WIA Member Walt Ringler reported on a letter he had received from WIA Attorney Travis Kitchens addressing the liability issues for the proposed Pavilion and Pier at the Villas.

NEW BUSINESS

Director Nabers requested that the board consider purchasing a commercial tree shredder to be kept at the leaf & limb debris dump.

At 11:15 am, the board entered into an executive session to discuss personnel issues.

At 11:30 am, the board reconvened back to the general session.

There being no further business, a motion was made by Director Garcia to adjourn the meeting at 11:35 p.m., seconded by Director Shideler, 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 September 15, 2008 WIA Board Meeting}