

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

January 16, 2012

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, January 16, 2012 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Al Goldsmith, Linda Marshall, Earl McVay, Joe Oates, Tom Readal, Walt Ringler, and John Shideler. Directors absent: Mike Bercu. Others present were Susan Brady, Rick Brown, John Charlton, Sally Charlton, Dona Curren, Justin Curren, Janas Goldsmith, Lisa Hayman, Frank Markey, Donnie Marshall, Carol McVay, Joe Moore, Precinct 4 Commissioner Mark Nettuno, and Barry Stanley.

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the December 19, 2011 meeting minutes. Motion seconded by Director McVay and passed.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that WIA has collected approximately 1,033 payments on WIA lots. He reported that a \$200,000 bond for Dallas Texas had been called on December 1st and \$100,000 reinvested thru Houston Texas Higher Education. He also reported he attended commissioners court and two more lots had been combined.

SPECIAL GUEST – Precinct 4 Commissioner Mark Nettuno

Commissioner Nettuno reported that thru a portion of the FEMA grant that San Jacinto County received a new generator was purchased for the Waterwood MUD District for the water plant. Waterwood Volunteer Fire Department also received a grant. He also reported that he is keeping watch on a possible culvert problem on the parkway that is in need of repair.

SPECIAL GUEST – Frank Markey – Waterwood Partners LLC

Mr. Markey reported on the survey that was mailed to Waterwood residents. He reported that he is working with a group to put together a presentation for Joe Nocito with the anticipation of making Waterwood successful.

ARCHITECTURAL CONTROL BOARD

Director Oates reported that ACB letters were mailed out and two follow-up letters to violators. He also reported that items presented to the ACB at the December meeting were evaluated.

AUDIT/FINANCIAL

Director Readal presented preliminary financials. A final financial packet for December will be emailed as soon as they are finalized.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the quarterly newsletter would be ready in a couple of weeks.

COMMUNITY SOCIAL EVENTS

Director Marshall reported that the Christmas season is over and that she and Director Ringler are looking into a larger project for the community and will be discussing a master plan to bring back to the board.

LIAISON TO COUNTY AND STATE GOVERNMENT

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

LIAISON TO EMS AND VFD

Director Marshall distributed the EMS report. She also reported that the VFD had responded to two fire calls and that the new pump had been installed on the small truck.

LIAISON TO MUD

Director Readal gave a brief report concerning MUD. He reported that a new owner of property at The Villas had made a request to relocate a sewer line and it was approved. He also reported that the FEMA generator had been in stalled. He reported that the bid tabulations for the MUD contract were received and they varied from \$114,00 - \$254,000.

LIAISON TO SECURITY

Director Ringler had no report.

MAINTENANCE

Director McVay reported that WIA had received a request from Pro Star Waste in rearranging dumpsters. He and Mr. Moore will look into the request.

REAL ESTATE

In the absence of Director Bercu, no report was given

UNFINISHED BUSINESS

President Zimmermann reported that the resolutions were filed with San Jacinto County. Director Ringler reported that he did not have enough response from the community to warrant a Neighborhood Watch program, therefore one will not be established.

New Business

WIA member Carol McVay requested that the automobile donated to the Waterwood Volunteer Fire Department be kept inside during the day.

At 10:18 am, the board entered into an executive session.
Regular meeting reconvened at 11:07 am.

There being no further business, a motion was made by Director Shideler to adjourn the meeting at 11:08 a.m., seconded by Director Ringler, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
{Preliminary Minutes - Until approved at the February 20, 2012 WIA Board Meeting}