

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

December 21, 2009

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, December 21, 2009 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Lisa Aguero, John Charlton, Janas Goldsmith, Dick Hansen, Donnie Marshall, Tom Readal, and Barry Stanley. Directors absent: Mike Bercu. Others present were Mike Burney, Lisa Hayman, Jim Jemison, Butch Johnson, R.J. Macha, Janice Messina, Carol McVay, Earl McVay, Joe Moore, Walt Ringler, John Shideler.

MINUTES PRIOR MEETING

Director Readal made a motion to approve the November 16, 2009 minutes. Motion seconded by Director Hansen. Director Stanley requested that in the first sentence of the Executive Director's Report the word "the" be removed. President Zimmermann requested at the end of the minutes the time be corrected from "p.m." to "a.m.". Minutes approved with corrections.

EXECUTIVE VICE PRESIDENT'S REPORT

Executive Vice President John Charlton had no report.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported a Corpus Christi \$100,000 bond had matured and was not reinvested. He also reported that he attended Commissioners Court and San Jacinto County is still waiting on their FEMA check. At the time they receive it Waterwood's portion will be dispersed.

ARCHITECTURAL CONTROL BOARD

Director Stanley reported eighteen (18) deed restriction violation letters were mailed out and twelve (12) had been corrected. He also reported that there were five (5) verbal contacts and three (3) were corrected. The ACB also approved one (1) small improvement project application.

AUDIT/FINANCIAL

Director Readal went over the November financials. He distributed the proposed 2010 budget and went over it in detail. After some discussion, Director Charlton made a motion to keep the 2010 annual fees at \$295 for a single family and revise if necessary. This motion was seconded by Director Marshall and passed. After some discussion, Director Marshall made a motion to have the multi family fees remain at \$405 and the capital improvement fee remain at \$1,000.00 with a \$1,000.00 deposit refund. This motion was seconded by Director Charlton and passed.

COMMUNITY COMMUNICATIONS

Director Aguero reported that she had met with Director Charlton and they discussed mailing a hard copy of the WNN out at least once a year.

COMMUNITY SOCIAL EVENTS

Director Goldsmith reported that the Christmas lights were installed and the lighting festivity was a success. She will continue to work on the rules and regulations for the community room.

LIAISON TO COUNTY AND STATE GOVERNMENT

In the absence of Director Mike Bercu, President Zimmermann reported that he had mailed a letter to San Jacinto County Judge Fritz Faulkner concerning Waterwood and the Emergency Services District.

LIAISON TO EMS & VFD

Director Marshall distributed a report from the EMS. He also reported that the new fire truck is in service and he has a possible buyer for the old truck.

LIAISON TO SECURITY & MUD

Director Stanley reported that during the month of November, security traveled 4,941 miles and had 8 incident reports.

He also reported that MUD had met on November 17th. They reviewed and approved the tax report and had a presentation about the waste water treatment plant. They met again on December 15th. Again they reviewed and approved the tax report and approved the district going forward with the waste water treatment plant.

MAINTENANCE

Director Hansen reported that the maintenance crew is performing routine maintenance. He also reported that the committee is making the final decisions on the signs for the house hold dump and the debris dump. They are also looking at the speed limit signs. After some discussion, Director Hansen will look into contacting a road engineer to survey the condition of the roads within the subdivision.

NOMINATIONS

No report.

REAL ESTATE

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

UNFINISHED BUSINESS

WIA member Jim Jemison questioned the status of the foreclosure on the NRPI lots.

New Business

At this time, 10:45 a.m. the board entered into an executive session.

At 11:23 a.m. the regular meeting was reconvened. A motion made, seconded and passed that stated that employees with unused vacation time, may carry a maximum of five (5) days over to the next year. Motion carried.

A motion was made, seconded, and passed that states if an employee does not use all of their vacation, they are not authorized to be paid for that unused vacation. Motion carried.

A policy was adopted and employees and office staff will keep track of the days worked, vacation days, and sick days. Request for vacation must be submitted in writing to the executive director with one (1) week notice. The executive director's vacation request will be submitted to the Vice President.

There being no further business, a motion was made by Director Marshall to adjourn the meeting at 11:25 a.m., seconded by Director Stanley, 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 January 18, 2010 WIA Board Meeting}