

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
DIRECTOR'S MEETING
February 16, 2009

CALL TO ORDER

Earl McVay called the meeting to order at 9:00 a.m. on Monday, February 16, 2009 at the WIA Office. Earl McVay served as Chairman of the meeting. Directors present included: Mike Bercu, John Charlton, Janas Goldsmith, Donnie Marshall, Tom Readal, John Shideler, and Barry Stanley. Directors absent: Jack Zimmermann. Others present were Mike Burney, Baldomar Garcia, Al Goldsmith, Lisa Hayman, Jim Jemison, Karen Lane, R.J. Macha, Carol McVay, Jane Miller, Joe Moore, Pat Nabers, and Joe Oates,

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the January 19, 2009 minutes. Director Stanley requested that the first sentence under Executive Director's Report be corrected to read " Executive Director Joe Moore reported that he is continuing to work with the lender, Cap Source Bank on the collection of the NRPI 2007 and 2008 fees. Motion seconded by Director Stanley with correction. Motion passed.

EXECUTIVE VICE PRESIDENT'S REPORT

No report given.

RESORT REPORT

No report given.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Joe Moore reported that he is continuing to work with Cap Source (NRPI) on their fees.

Executive Director Joe Moore also reported that he has attended two Commissioner's Court meetings. At the last meeting, the commissioners approve the combining of four (4) lots into one (1) lot.

He also reported that the lease held between WIA and Mr. Russell ended on February 14, 2009.

ARCHITECTURAL CONTROL BOARD

Director John Charlton reported that in January, three (3) violation letters were mailed and two (2) second notices had been mailed out. Three (3) had been corrected. He also reported that there was one verbal contact. The ACB committee approved two (2) Small Improvement Project Applications and one (1) Large Improvement Project Application.

AUDIT/FINANCIAL

Director McVay distributed new monthly financial reports. He went over the reports in detail and discussed some major differences.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the new electronic edition of the Waterwood Neighborhood News will be online as of March. One hundred (100) will be printed for pickup at the WIA Office and the post office.

COMMUNITY SOCIAL EVENTS

Director Marshall informed the board that the Spring Fling is coming up and requested that the board discuss a date and place for it to be held. After some discussion, Director Bercu made a motion to have the Spring Fling on Saturday, April 18th, at the Waterwood Volunteer Fire Station.

Discussion concerning the firework display was opened and Director Bercu made a motion to allocate up to \$7500 for the firework display. Motion seconded by Director Stanley and passed

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Mike Bercu distributed a Disaster Preparedness project statement and minutes from his committee meeting. He is planning for a Saturday workshop in March, so that all parties involved may participate. They will focus on hurricanes, tornados, and forest fires.

LIAISON TO EMS & VFD

Director Marshall has no EMS report.

Director Marshall reported that the fire chief will be sending two (2) people to fire school in College Station. After a discussion concerning the new fire truck, Director Charlton made a motion to leave the fire truck red. Motion seconded by Tom Readal and passed.

After a lengthy discussion concerning the new fire truck, Director Stanley made a motion to reconsider the purchase of the fire truck. Motion seconded by Director Shideler. Two (2) voting to reconsider the purchase and six (6) voting against. Motion failed. The original motion to purchase the new fire truck at the January 2009 meeting stands.

After another discussion concerning the payment of the fire truck, Director Charlton made a motion to pay cash for the fire truck with a portion coming from the fire department and that the fire truck be put in the MUD district's name to avoid sales tax. Motion seconded by Director Shideler and passed.

LIAISON TO SECURITY & MUD

Director Stanley reported that the last MUD meeting was January 20th where they reviewed and approved the tax reports. They are continuing to work with FEMA and also on the standby fees.

Director Stanley reported that Security traveled 6,014 miles during the month of January and had two (2) incident reports. He also requested that security be given a memo stating that Waterwood Security will only patrol and respond to calls for property within the Waterwood jurisdiction or from those contracted for service. Waterwood jurisdiction is

defined as those properties owned by Waterwood or on the rolls of the Waterwood Improvement Association. He is also continuing to work on the gasoline situation with the club.

MAINTENANCE

Director Marshal reported on storage buildings. After some discussion, Director Charlton made a motion to move the Christmas decorations to Dry Safe Storage at highway 190. Motion seconded by Director Marshall and passed.

Director Goldsmith reported that she had checked several options concerning the chipper. After some discussion, it was agreed to rent a chipper from Sunbelt Rental in Conroe, Texas for \$3,150.46 for a month.

NOMINATIONS

No report.

REAL ESTATE

No report.

UNFINISHED BUSINESS

None.

New Business

WIA member Pat Nabers asked that speed tables be placed on Doral and Pebble Beach to help control the speeders.

Executive Vice President Earl McVay reported that WIA had been contacted by MUD to review the stand by fees.

At this time, 12:20 the board entered into an executive session. Regular session reconvened at 1:24 p.m.

There being no further business, a motion was made by Director Shideler to adjourn the meeting at 1:25 p.m., seconded by Director Bercu, 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 March 16, 2009 WIA Board Meeting}