

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

April 20, 2009

CALL TO ORDER

Jack B. Zimmermann called the meeting to order at 9:00 a.m. on Monday, April 20, 2009 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Mike Bercu, John Charlton, Janas Goldsmith, Donnie Marshall, Earl McVay, Tom Readal, John Shideler, and Barry Stanley. Directors absent: None. Others present were Mike Burney, Baldomar Garcia, Al Goldsmith, Lisa Hayman, Jim Jemison, Butch Johnson, Karen Lane, Jane Miller, Janice Messina, Wayne Mathews, Carol McVay, Joe Moore, Pat Nabers, Joe Oates, and Walt Ringler

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the March 16, 2009 minutes. Motion seconded by Director Readal. 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 had correspondence from the Cap Source (NRPI) representative last week and they are continuing to work on settling the fees.

He also reported that he has submitted documentation to San Jacinto County as requested by FEMA allowing the debris removal reimbursement payment to be made through the county.

He also reported that Rosenberg COBS bond in the amount of \$100,000 had matured, and that \$90,000 Harris County Texas Flood Control District had been purchased maturing 10/01/2022.

President Zimmermann informed the board that as directed by the board, the \$128,000 lawsuit against Waterwood National Resort and Golf Club has been filed.

ARCHITECTURAL CONTROL BOARD

Director John Charlton reported that thru April 20th, three (3) violation letters were mailed out. None (0) had been corrected. He also reported that there was one (1) verbal contact. The ACB committee approved three (3) Small Improvement Project Applications and no (0) Large Improvement Project Applications.

AUDIT/FINANCIAL

Director McVay went over the March financials in detail.

He distributed a five year forecast and explained in detail different factors and case comparisons.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the WNN will be published on the Web by the 5th of each month.

COMMUNITY SOCIAL EVENTS

Director Marshall reported that there were approximately 130 people that attended the Spring Fling and it was very successful. He thanked WIA member Walt Ringler for supplying the ice. President Zimmermann said that inquiries have been made to combine the Spring Fling and the July 4th celebration.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Mike Bercu informed everyone that a Disaster Preparedness Awareness meeting held on Saturday March 21st was successful. There were 13 representatives in attendance and they are in the process of implementing a test plan for the Waterwood area. San Jacinto County does have a plan already in place and are very well prepared.

LIAISON TO EMS & VFD

Director Marshall reported that EMS had two (2) calls and two (2) patients were transported.

Director Marshall reported that the fire department had four (4) firemen that went to the Livingston Fire Training School and had five (5) members attend the CPR class on April 4th.

He also reported on the new fire truck. The chassis has been received and manufacturing for delivery is underway.

After some discussion concerning the ESD, he reported that the ESD sees no problem with Waterwood buying back into the ESD. President Zimmermann requested that at the May meeting Director Marshall have some board questions answered concerning Waterwood and the ESD.

LIAISON TO SECURITY & MUD

Director Readal reported that the last MUD meeting was March 17th where they reviewed the collection report which is at 71%. They reviewed a five (5) year budget projection. They are looking at deficits on the order of \$60,000 per year following the last payment to be received from WIA in April. MUD has decided to abandon the effort to institute standby fees as a means of covering the deficit because of the complexities of this process. Other ways to cover the deficit would be a rate increase of approximately \$150 per year per connected customer or financial support from WIA. It was noted that MUD has not had a rate increase in approximately 8 years He also reported that comments were received concerning the sale of the old fire truck and surplus bunker gear and the proceeds would be returned to WIA.

Director Stanley reported that Security traveled 6,142 miles during the month of March and had six (6) incident reports.

MAINTENANCE

Director Goldsmith reported that there was lots of mulch still left. She reported that the chipping was done within 2-3 weeks and that the plans are to keep the chipper program in place. After some discussion, she said she will look into getting a sign advertising the mulch.

A lengthy discussion was held regarding the mowing of the right of way in Waterwood. John Charlton moved and John Shideler seconded a motion that the Parkway right of way owned by WIA from the burn dump to FM 980 be mowed after a date that the chairwoman of the maintenance committee determines that the wildflowers have stopped blooming and have gone to seed. Motion passed by unanimous vote. John Charlton moved and John Shideler seconded a motion that the Parkway right of way owned by WIA from the burn dump to the former Lehtonen

property not be mowed by WIA, and that the county be contacted to mow that portion of the Parkway when it mows the rest of the Parkway as a county road. Motion passed. Barry Stanley moved and Donnie Marshall seconded a motion to mow the right of way along the interior streets inside Waterwood where residents walk or jog as of April 15 each year. Motion passed by unanimous vote.

NOMINATIONS

Director McVay reported that he has spoken with some interested individuals and there will be four (4) vacancies on the board. Two (2) will be eligible to run and two (2) will not. The application deadline is August 1, 2009.

REAL ESTATE

Director Readal reported that the question of possibly leasing the Marina was brought up at the March meeting. He met with Matt Landreau who informed him that the club is not willing to lease the area but would not be opposed to WIA or others doing modifications, renovations or improvements to the area, as long as whoever oversees the project first presents the planned changes to Matt for approval prior to doing any work there

UNFINISHED BUSINESS

None.

New Business

WIA Member Walt Ringler informed those in attendance that he had spoken with Executive Director Joe Moore, concerning the Waterwood Boat Club being able to use the WIA meeting room in case of inclement weather and that Mr. Moore advised him that WIA would be happy to allow that.

At this time, 11:20 a.m. the board entered into an executive session. Regular session reconvened at 12:30 p.m.

There being no further business, a motion was made by Director Shideler to adjourn the meeting at 12:31 p.m., seconded by Director Charlton, 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 May 18, 2009 WIA Board Meeting}