

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

*DIRECTOR'S MEETING*

*May 18, 2009*

**CALL TO ORDER**

Jack B. Zimmermann called the meeting to order at 9:00 a.m. on Monday, May 18, 2009 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Mike Bercu, Janas Goldsmith, Donnie Marshall, Earl McVay, Tom Readal, John Shideler, and Barry Stanley. Directors absent: John Charlton. Others present were Mike Burney, Dona Curren, Al Goldsmith, Lisa Hayman, Betty Horn, Butch Johnson, Bob LaCour, Matt Landreau, Karen Lane, Jane Miller, Carol McVay, Joe Moore, Joe Oates, and Damon Thomas.

**MINUTES PRIOR MEETING**

Director Shideler made a motion to approve the April 20, 2009 minutes. President Zimmermann requested that under Community Special Events in the last sentence the word "has" be corrected to "have". Motion seconded by Director Readal. Motion passed.

**EXECUTIVE VICE PRESIDENT'S REPORT**

No report given.

**RESORT REPORT**

Matt Landreau from Waterwood National was present and informed everyone that effective immediately, per Joe Nocito, the resort, golf course, everything is to be closed and will not be maintained.

**EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore reported that he is still working on collecting from FEMA and is waiting for a signed letter from San Jacinto County Judge Fritz Faulkner that would allow WIA's reimbursement payment to be made through the county.

He also reported that a Harris County bond in the amount of \$140,000 had matured, and that \$150,000 Cypress Fairbanks ISD had been purchased maturing 02/15/2020.

President Zimmermann was asked by Phil Palmer to read a letter concerning CASA and a meeting to be held on May 21<sup>st</sup>.

**ARCHITECTURAL CONTROL BOARD**

Executive Director Joe Moore distributed the monthly report and President Zimmermann gave the explanation of the report thru May 18<sup>th</sup>. Ten (10) violation letters were mailed out. Seven (7) had been corrected. He also reported that there were two (2) verbal contacts. The ACB committee approved one (1) Small Improvement Project Application and no (0) Large Improvement Project Applications.

**AUDIT/FINANCIAL**

Director McVay reported that the 2008 audit had been completed and the audit committee would be meeting with the auditors this week to review the audit.

He went over the April financials in detail.

**COMMUNITY COMMUNICATIONS**

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

### **COMMUNITY SOCIAL EVENTS**

Director Marshall reported that he is making the plans for the July 4<sup>th</sup> celebration.

### **LIAISON TO COUNTY AND STATE GOVERNMENT**

Director Mike Bercu distributed a summary of information from the Disaster Preparedness Awareness meeting. It also list remaining tasks that the committee is continuing to work on along with some expenses. He and Director Stanley also discussed a telephone system that they are looking into.

### **LIAISON TO EMS & VFD**

Director Marshall reported that EMS had two (2) calls and two (2) patients were transported during the month of April. He has contacted the County Judge concerning WIA entering back into the ESD and is awaiting his response.

Director Marshall reported no new changes on the new fire truck.

He reported that he has been in contact with Representative Brady's office concerning federal grant money and will continue to work toward that.

He also reported that the fire meetings are now the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month and they are doing joint training with Point Blank Fire Department.

### **LIAISON TO SECURITY & MUD**

Director Stanley reported that MUD had received and approved the tax report with a 78.4% collection rate. He also reported that Kevin Cook is continuing to work to get a generator for MUD to use during emergency situations.

Director Stanley reported that Security traveled 5,820 miles during the month of April and had five (5) incident reports.

Director Stanley reported on WIA's fuel situation. After some discussion, Director Stanley made a motion to contract with Hughes Petroleum from Corrigan to install a 1000 gallon tank at no cost except for the fuel as long as they are the sole supplier. Motion seconded by Donnie Marshall and carried.

### **MAINTENANCE**

Director Goldsmith reported Director Shideler had prepared a Request For Proposal for the Landscaping Bid and that an ad had been placed in two newspapers, San Jacinto Times and the Polk County Enterprise.

### **NOMINATIONS**

Director McVay reported that nominations are coming along.

### **REAL ESTATE**

Director Readal gave a history of the annual assessment fees and cost index. He also reported that the WIA Board has the authority to raise or increase the fees as needed. He will bring a recommendation to the July board meeting.

**UNFINISHED BUSINESS**

None.

**New Business**

Director Stanley requested that a committee be appointed to research possibilities concerning the golf course. After some volunteers, President Zimmermann appointed Barry Stanley, Bob or Karen Lane, and Carol McVay.

Questions from the audience arose concerning opening the WIA office up to groups that meet. Director Bercu made a motion that the WIA office be made available to members for special events at no cost to the member or to WIA and that reservations will be made thru the WIA Office. Motion seconded by Barry Stanley and passed.

President Zimmermann went over a Board Member Training guide from a Houston Home Owners Association meeting that he had attended.

WIA Member Bob LaCour thanked WIA Security for assisting in a medical emergency that concerned him and voiced his concerns about mowing and the appearance of Waterwood.

At this time, 12:15 p.m. the board entered into an executive session. Regular session reconvened at 1:10 p.m.

Director Stanley made a motion to withdraw the \$20,000 placed in the budget for the new security car, motion seconded by Tom Readal and passed.

Director Stanley made a motion to adopt a new security schedule effective July 1<sup>st</sup>. Motion seconded by Director Shideler and passed.

There being no further business, a motion was made by Director Shideler to adjourn the meeting at 1:12 p.m., seconded by Director Stanley, motion carried.

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Date

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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 June 15, 2009 WIA Board Meeting}***