

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

June 15, 2009

CALL TO ORDER

Earl McVay, Executive Vice President, called the meeting to order at 9:00 a.m. on Monday, June 15, 2009 at the WIA Office. Earl McVay served as Chairman of the meeting. Directors present included: Mike Bercu, John Charlton, Janas Goldsmith, Donnie Marshall, John Shideler, and Barry Stanley. Directors absent: Tom Readal and Jack Zimmermann. Others present were Ed Barnett, Dean Blau, Doris Blau, Jimmy Brett, Mike Burney, Rita Burney, John Channing, Eric Cornell, Dona Curren, Margaret Evers, Baldomar Garcia, Bob Gibbs, Andy Gilliam, Shirley Gilliam, Al Goldsmith, Crystal Happ, Lisa Hayman, Lisa Heide, Ken Hicks, Bill Hile, Betty Horn, Ray Jensen, Ron LaBaff, Karen Lane, Jim Litton, Paty Mason, Wayne Mathews, Carol McVay, Diana Merillat, Janice Messina, Jane Miller, Joe Moore, William Nelson, Joe Oates, Jim Patrick, Jane Presley, Walt Ringler, Sue Russell, Lou Salfi, Virgle Sanderson, Gene Schallenberg, Linda Schump, Norton Schump, Carolyn Shetter, David Shetter, Betty Snapp, Norman Snapp, E.J. Swindler, Tracie Taylor, Jackie Thomas, Ruth Wiginton, Willie Wiginton, and Andy Wilkie.

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the May 18, 2009 minutes. Motion seconded by Director Stanley. Motion passed.

EXECUTIVE VICE PRESIDENT'S REPORT

Executive Vice President Earl McVay gave a statement reviewing the Club's history under the present ownership and WIA's relationships with the owner. He also reviewed the role of WIA in the community and the funding issues relative to these responsibilities.

At this time, several WIA members voiced their concerns about the closing of the golf course and its future.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that collections thru May were \$211,208.00 with past due collections at \$20,259.

He also reported that a Bexar County bond in the amount of \$170,000 had matured, and he will be looking into reinvesting all or part of it.

He reported that he is still working on collecting from FEMA and he had received the letter from San Jacinto County Judge Fritz Faulkner that would allow WIA's reimbursement payment to be made through the county.

ARCHITECTURAL CONTROL BOARD

Director Charlton distributed the monthly report and gave the explanation of the report thru June 15th. Three (3) violation letters were mailed out. Two (2) had been corrected. The ACB committee approved two (2) Small Improvement Project Applications and no (0) Large Improvement Project Applications.

Executive Vice President Earl McVay asked Director Charlton to bring an explanation of the Capital Improvement Fee to the July meeting.

AUDIT/FINANCIAL

Director McVay went over the May financials in detail and distributed a copy of the 2008 Audit report to each director. He requested that each director look over the report. He will be asking for approval at the July Meeting.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the July edition of the WNN will be published by the 7th or 8th of July in order for the July 4th celebration to be included.

COMMUNITY SOCIAL EVENTS

Director Marshall reported that the July 4th events are coming together and asked for volunteers from directors and WIA members to help with different areas. Firework donations are up to \$2,235.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Mike Bercu went over a draft of the Disaster Preparedness Awareness plan. Director Bercu made a motion to approve the budget of \$6,500.00 as stated in the plan. Motion seconded by Director Charlton and passed. He then made a motion to approve the Disaster Preparedness Awareness plan as presented. Motion seconded by Director Marshall and passed.

LIAISON TO EMS & VFD

Director Marshall reported that the new fire truck will not be ready until November.

LIAISON TO SECURITY & MUD

Director Stanley reported that MUD had received and approved the tax report with a 79.6% collection rate. He also said Kevin Cook reported MUD had received a check from FEMA, and steps are underway to get a generator for MUD to use during emergencies.

Director Stanley reported that Security traveled 6,005 miles during the month of May and had four (4) incident reports.

Director Stanley reported that he is continuing to work on obtaining an on-site gasoline tank.

MAINTENANCE

Director Goldsmith had nothing to report. WIA Executive Director Joe Moore reported that the mulch at the leaf and limb debris dump had been spread and that TCEQ had given WIA the final approval on the site.

NOMINATIONS

Director McVay reported that there are four (4) board vacancies. Two directors are eligible to run again and applications may be picked up from the WIA Office.

REAL ESTATE

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

UNFINISHED BUSINESS

None.

New Business

Director Charlton requested that the board consider enlarging the conference room by enclosing

the carport and removing a wall. After some discussion, Executive Vice President Earl McVay, requested that Director Charlton bring several options, including enlarging the meeting room and also a community center, to the July meeting.

At this time, 12:10 p.m. the board entered into an executive session. Regular session reconvened at 12:55 p.m.

Director Stanley made a motion to award Julius "Shorty" Currie the maintenance contract beginning August 1, 2009 thru July 31, 2010. Motion seconded by Director Bercu and passed.

There being no further business, a motion was made by Director Shideler to adjourn the meeting at 1:00 p.m., seconded by Director Marshall, 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 July 20, 2009 WIA Board Meeting}