

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

***DIRECTOR'S MEETING***

*July 20, 2009*

**CALL TO ORDER**

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, July 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, Tom Readal, and John Shideler. Directors absent: Earl McVay and Barry Stanley. Others present were Jimmy Brett, Barbara Bunyard, Mike Burney, Sally Charlton, Al Goldsmith, Butch Johnson, Lisa Hayman, Patty Mason, Jane Miller, Joe Moore, Walt Ringler, Willie Wiginton, and Andy Wilkie.

**MINUTES PRIOR MEETING**

Director Shideler made a motion to approve the June 15, 2009 minutes. Motion seconded by Director Goldsmith. President Zimmermann requested under Architectural Control Board, first paragraph that an "s" be added to "application" concerning the Small Improvement Projects. Motion passed with correction.

**EXECUTIVE VICE PRESIDENT'S REPORT**

In the absence of Executive Vice President Earl McVay, no report was given.

Willie Wiginton gave an update on the golf course progress. At the present time they have approximately \$7500 in monthly pledges. They have hired two people to help maintain the course.

**EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore reported that he had attended Commissioners Court and there will be a tax sale on August 4.

He also reported that a Bexar County bond in the amount of \$130,000 had been called and will be reinvested.

He reported that he had spoken with Prostar Waste concerning the dumpsters. At this time it is cost prohibitive to replace the eight yard dumpsters with forty yard dumpsters.

He also reported that the agreement with the prior fuel company did not work out and that a new company had been located and an agreement is in the process.

Also, the generator for the WIA office had been ordered and should be delivered this week.

**ARCHITECTURAL CONTROL BOARD**

Director Charlton distributed the monthly report and gave the explanation of the report thru July 20<sup>th</sup>. Seven (7) violation letters were mailed out. Four (4) had been corrected. The ACB committee approved three (3) Small Improvement Project Applications and no (0) Large Improvement Project Applications.

Director Charlton gave a brief explanation of the Capital Improvement Fee. After some discussion, Director Charlton made a motion to set the Capital Improvement Fee for 2009 at \$1,000 for all lots in Waterwood in which new construction will occur plus a \$1,000 refundable deposit contingent on the issuance of a Certificate of Occupancy. This motion seconded by Mike Bercu and passed.

### **AUDIT/FINANCIAL**

In the absence of Director McVay, Director Readal went over the June financials.

Director Readal made a motion to accept the 2008 Audit report prepared by Kenneth C. Davis and Company subject to approval by the membership at the annual meeting. Motion seconded by John Shideler and passed.

### **COMMUNITY COMMUNICATIONS**

Director Shideler reported that the August edition of the WNN is in the works.

### **COMMUNITY SOCIAL EVENTS**

Director Marshall reported that the July 4<sup>th</sup> celebration was successful and thanked everyone for their help and support.

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

Director Mike Bercu reported that the Disaster Preparedness Awareness plan is being finalized along with the new Volo telephone system.

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

Director Marshall reported that there was one (1) EMS call during the month and that they have two (2) firemen completing fire courses.

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

In the absence of Director Stanley, Director Readal reported that he attended the MUD meeting and that the key interest was that Waterwood National and Keystone have not yet paid their taxes.

It was reported that Security traveled 5,663 miles during the month of June and had two (2) incident reports.

### **MAINTENANCE**

Director Goldsmith reported that soon they will need to rent the chipper for approximately a week to clear the debris dump area again. President Zimmermann requested that the maintenance look into some sinking spots in some of the roads and perhaps have some areas filled and sealed.

### **NOMINATIONS**

In the absence of Director McVay it was reported that three (3) candidate petitions have been received and the deadline is August 1<sup>st</sup>.

### **REAL ESTATE**

Director Readal had no report.

### **UNFINISHED BUSINESS**

Director Charlton reported on enclosing the carport. After a lengthy discussion, Director Charlton made a motion to enclose the carport at a cost of approximately \$20,000, first floor only, including the building, pad, and furniture to enlarge the building contingent on a contract acceptable by the board, reviewed and signed by the President. Motion seconded by Director Goldsmith, motion carried.

**New Business**

None.

At this time, 11:27 a.m. the board entered into an executive session. Regular session reconvened at 12:23 p.m.

There being no further business, a motion was made by Director Shideler to adjourn the meeting at 12:25 p.m., seconded by Director Readal, 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 August 17, 2009 WIA Board Meeting}***