

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

August 17, 2009

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, August 17, 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 Jimmy Brett, Mike Burney, Dannie Byrd, Trista Byrd, Sally Charlton, Kevin Cook, Margaret Evirs, Baldomar Garcia, Al Goldsmith, Dick Hansen, Betty Horn, Jennie Hatcher, Lisa Hayman, Butch Johnson, Wayne Mathews, Carol McVay, Jane Miller, Joe Moore, Joe Oates, Hank Picklo, Melinda Ramirez, Walt Ringler, Willie Wiginton, and Andy Wilkie.

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the July 20, 2009 minutes. Motion seconded by Director Readal. Director Readal requested under Executive Vice President's Report in the second paragraph the 2nd and 3rd sentence be corrected to read: At the present time they have approximately \$12,200 in monthly pledges. Waterwood Men's Golf Association has hired two people to help maintain the course. Motion passed with correction.

EXECUTIVE VICE PRESIDENT'S REPORT

No report.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that a Bexar County bond in the amount of \$130,000 had been called in July and \$150,000 had been reinvested in Dallas County bonds. He also reported that Denton Texas ISD matured August 17th in the amount of \$230,000 and would be reinvested.

He reported that he is waiting on the FEMA check which will be dispersed thru San Jacinto County.

President Zimmermann distributed a Notice of 2009 Texas Legislative changes to the directors and advised that the management certificate may need to be updated and re-filed. Director Charlton made a motion to have Travis Kitchens update and re-file the management certificate, if needed. Motion seconded by Director Goldsmith and passed.

Willie Wiginton reported on the Golf Course. He said their monthly contributions remain at approximately \$12,200 from 74 donors with fixed expenses at approximately \$8,500.

ARCHITECTURAL CONTROL BOARD

Director Charlton reported that the house on LaJolla is now empty and that a new construction permit for Steve Heide was approved.

AUDIT/FINANCIAL

Director McVay went over the July financials and advised that the mid-year budget would be available for the September meeting. He also announced that he will be finalizing the long range forecast after today's meeting.

After some discussion concerning annual fees, Director McVay made a motion to increase fees by \$75.00 putting the 2009 fees at \$295 per year for single family lots. Motion seconded by Director

Charlton and passed. Director Readal made a motion to use the same increasing figures for multi-family lots. Motion seconded by Director Shideler and passed.

Discussion concerning the MUD Standby fees was opened up by MUD Representative Dick Hansen. After a lengthy discussion, Director Bercu made a motion to raise WIA fees \$15 to cover the stand by fee loss to the MUD District. No second, motion failed.

Director Charlton made a motion to reconsider the original request. No second motion failed.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the September edition of the WNN is in the works and he will be featuring the WIA Board Candidates.

COMMUNITY SOCIAL EVENTS

No report.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Mike Bercu reported that the Disaster Preparedness Awareness has been finalized and the Volo telephone test message will be done in the near future.

LIAISON TO EMS & VFD

Director Marshall reported that the fire truck is continuing to be built and that there were 4 (four) calls for EMS and 3 (three) transports.

LIAISON TO SECURITY & MUD

Director Stanley asked Director Readal to report on the MUD meeting that he attended. He reported that MUD approved the contract with Palmer Management with a 3.1% increase and he reported that San Jacinto County will be starting foreclosing procedures on NRPI lots.

Director Stanley also reported that although there has been a reduction in security patrol, Waterwood is still covered with 24 hour security and it is running smoothly.

MAINTENANCE

Director Goldsmith reported that the parkway right-of-ways and median have been mowed. President Zimmermann gave an overview of how that procedure took place.

NOMINATIONS

Director McVay reported that there are seven (7) candidate petitions that have been submitted for the four (4) board positions available. They are: Lisa Aguero, Jimmy Brett, John Charlton, Richard T. "Dick" Hansen, Donnie Marshall, Wayne Mathews, and Walt Ringler.

REAL ESTATE

Director Readal had no report.

UNFINISHED BUSINESS

Director Charlton reported on enclosure of the carport. After discussion, Director Charlton made a motion to use VCT as floor covering in the current meeting room and the new addition. Motion was seconded by Donnie Marshall and passed.

New Business

Director McVay requested that we look into the possibility of putting “No Solicitation” signs up. Director Stanley made a motion to remove the “Burn Ban” signs that have been placed at the entrance of each sub-division. Motion seconded by Director Shideler and passed.

At this time, 12:06 p.m. the board entered into an executive session. Regular session reconvened at 1:45 p.m.

Director McVay made a motion to not execute on the judgment against Joe Nocito for a period of three (3) years or until the property sells, whichever may come first. Motion seconded by Director Bercu and passed.

Director Charlton made a motion to have the lights on the Parkway turned back on beginning with two (2) on either side of the parkway entrance at FM 190 and turn all light on from FM 980 to LaTrobe, and three (3) lights at the end of Waterwood Parkway near the club. Motion seconded by Director Bercu and passed.

Director McVay made a motion to adopt the revisions in employee compensation and benefits as proposed by the special committee directed to review and update the policies for WIA employees. These policies cover compensation and medical insurance. Motion seconded by Director Readal and passed.

There being no further business, a motion was made by Director Charlton to adjourn the meeting at 1:50 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 September 21, 2009 WIA Board Meeting}