

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

August 16, 2010

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, August 16, 2010 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: John Charlton, Janas Goldsmith, Dick Hansen, Donnie Marshall, Tom Readal, and Barry Stanley. Directors absent: Lisa Agüero and Mike Bercu. Others present were Sally Charlton, Greg Cook, Kevin Cook, Andy Gilliam, Shirley Gilliam, Al Goldsmith, Lisa Hayman, Ken Hicks, Jim Kwiatkowski, Alan McKinley, Carol McVay, Earl McVay, Jane Miller, Joe Moore, Joe Oates, Walt Ringler, and John Shideler.

MINUTES PRIOR MEETING

Director Hansen made a motion to approve the July 19, 2010 minutes. President Zimmermann made several corrections. Under the Architectural Control Board, in the second sentence the number 1 be corrected to a 3. In the second paragraph of that same report, the last word be changed to violation. He also requested in the Audit/Financial report in the third sentence the words "recommend the approval of" be inserted after the word "to" and the word "approve" be stricken. In that same paragraph, in the fifth sentence after the word "to" the word "recommend" be inserted and "retain" be corrected to "retaining". He also made a correction to the Liaison to Security & Mud report. In the last sentence remove the words "on the rolls" and insert "subject to the Covenants, Conditions, and Restrictions". In the Maintenance report he added a second paragraph that reads "Director Hansen reviewed the bid process for the next contract. He will prepare specifications, and there will be a meeting of potential contractors, followed by sealed bids. These bids will be opened at a public meeting. The next Board will then select the contractor." The last correction was to the Unfinished Business report. The last word of the paragraph be corrected to "prohibitive". Motion seconded by Director Stanley and passed.

SPECIAL GUESTS

Alan McKinley, Chief Appraiser and Greg Cook from the San Jacinto County Central Appraisal District spoke to the board and those in attendance concerning the re-appraisal of Waterwood and the reorganization of the appraisal district, the problems, and the corrections that are being implemented.

EXECUTIVE VICE PRESIDENT'S REPORT

No report.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that he attended the Commissioner's Court meeting on August 10th and that a burn ban for San Jacinto County had been implemented.

ARCHITECTURAL CONTROL BOARD

Director Stanley reported that three (3) deed restriction violation letters were mailed out and two (2) had been corrected. He also reported that there were no (0) verbal contacts. The ACB also had four (4) small improvement project applications approved.

AUDIT/FINANCIAL

Director Readal reviewed the monthly financials. He went over the 2010 Income & Expense Mid Year Budget Revision in detail. He also reported that collections were up to 96% and recoveries are at \$19,400.

COMMUNITY COMMUNICATIONS

Director Charlton reminded the WNN Editor that a hard copy of the WNN will be placed in the annual meeting mail out.

COMMUNITY SOCIAL EVENTS

No report.

LIAISON TO COUNTY AND STATE GOVERNMENT

In the absence of Director Mike Bercu, President Zimmermann reported WIA is in contact with Judy Eaton of San Jacinto County concerning the reverse 911 system.

LIAISON TO EMS & VFD

Director Marshall reported that there was 1 EMS call in July.

Director Marshall also reported that the Waterwood Volunteer Fire Department will hold a BBQ Sandwich Fundraiser on Saturday September 4th at the Fire Station.

LIAISON TO SECURITY & MUD

Director Stanley reported that during the month of June, security traveled 5,245 miles and had three (3) incident reports.

He reported on the July 20th MUD meeting. Tax collections were reported to be 88.72%. The budget was discussed and also Palmer Management's contract. The MUD Board of Directors approved a one (1) year contract with Palmer Management with a six (6) month cancellation agreement. Next meeting is scheduled for August 17th.

MAINTENANCE

Director Hansen reported that maintenance has been routine and he is putting the bid package together for the maintenance contract.

NOMINATIONS

Director Charlton reported that five (5) WIA members have shown an interest in applying for the Board of Directors openings. Those that will be on the annual meeting ballot are Mike Bercu, Joe Oates, Tom Readal, Walt Ringler, and John Shideler for the five (5) vacancies.

REAL ESTATE

In the absence of Director Bercu, President Zimmermann reported that the Ad Hoc committee on incorporation is progressing on its discovery and recommendations and hopes to have a report for the board soon.

He also reported on the marina area and that he is continuing to work on marina area and getting items moved to the RV park.

UNFINISHED BUSINESS

WIA Member Walt Ringler requested that WIA join Experience Lake Livingston. The membership is \$50 per month or \$500 per year. Director John Charlton made a motion to join and pay for a one year membership. Motion seconded by Barry Stanley and passed.

New Business

President Zimmermann advised the board of two emails that were received concerning underground electricity and an agreement. No action will be taken on either emails.

There being no further business, a motion was made by Director Stanley to adjourn the meeting at 10:40 a.m., seconded by Director Readal, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
{Preliminary Minutes – Until approved at the September 20, 2010 WIA Board Meeting}