

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

September 21, 2009

CALL TO ORDER

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, September 21, 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, Sally Charlton, Rebecca Gilman, Al Goldsmith, Dick Hansen, Betty Horn, Lisa Hayman, Butch Johnson, Carol McVay, Jane Miller, Joe Moore, Joe Oates,

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the August 17, 2009 minutes. Motion seconded by Director Readal. Director McVay requested under the ACB report the sentence be reflected to read: Director Charlton reported that the house on LaJolla which had received numerous complaints in the past is now empty and that a new construction permit for Steve Heide was approved. Motion passed with correction.

EXECUTIVE VICE PRESIDENT'S REPORT

No report.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that a Denton ISD bond in the amount of \$230,000 had been called and a College Station ISD bond in the amount of \$230,000 had been purchased. He also reported that an Odessa Junior College bond for \$100,000 had been called and the final Waterwood MUD bond for \$145,000 had matured.

He reported that one more WIA member had combined their lots and that one is on the San Jacinto County Commissioners Court Agenda for September 23rd.

President Zimmermann reported that he had been contacted by Charley Ragan with Double Diamond Resorts concerning Waterwood.

ARCHITECTURAL CONTROL BOARD

Director Charlton reported that several letters concerning signs, debris, golf carts, and dead trees had been mailed out. He also reported that two (2) small improvement project applications had been approved.

AUDIT/FINANCIAL

Director McVay went over the August financials. All directors had received a copy of the mid year budget by email and Director Shideler made a motion to approve the mid year budget as written. Seconded by Director Readal and passed. Also distributed by email was the Five (5) Year Forecast. Director McVay discussed this in detail.

COMMUNITY COMMUNICATIONS

Director Shideler reported that the October edition of the WNN is projected to be on the website by October 5th.

COMMUNITY SOCIAL EVENTS

Director Marshall reported that TJ Dubois with Waterwood National will be opening the club up for the remaining items to be sold but as of yet no date has been set for the event.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Mike Bercu reported that the Volo telephone test message was executed on Friday, September 18th.

LIAISON TO EMS & VFD

Director Marshall reported that he had received an email from M3 Fire Apparatus and the completion date for the fire truck is scheduled for November 11. He also distributed a report from Legacy concerning responses and response time.

LIAISON TO SECURITY & MUD

Director Stanley reported on the two past MUD meetings. He reported that MUD reviewed the tax collections. He also reported that Kevin Cook is looking into new information on instituting the stand by fees.

Director Stanley reported that Security patrolled 3,864 miles and had two (2) incidents reported.

He also made a motion to approve the Fuel Tank Policy that was distributed by email to the directors. Motion seconded by Director Bercu and passed.

He also reported that security patrol had been increased to twenty (20) hours a day and reported that a bid for \$875.00 had been received to fence around the new fuel tank.

MAINTENANCE

Director Goldsmith reported that maintenance has been mowing behind the curbs and started on the parkway. She also reported that two (2) no littering signs had been installed and they will be cleaning the flower beds. Maintenance is continuing to work on street repairs and are waiting for assistance from San Jacinto County to complete the projects. Director Goldsmith requested that a Suggestion Box be placed at the Post Office for Waterwood residents to utilize. She also reported that the sign at the current leaf and limb debris dump be changed to reflect environmental wording.

REAL ESTATE

Director Readal had no report.

UNFINISHED BUSINESS

None.

New Business

Director Stanley informed the board that the Waterwood Community Association which is overseeing the golf course is requesting assistance from WIA. After close observation there are approximately 100 dead beetle invested trees that need to be removed. After a lengthy discussion, John Shideler made a motion to donate \$2500.00 for the assistance in removing beetle invested trees from the golf course and adjoining property. Motion seconded by Mike Bercu and passed.

President Zimmermann appointed Tom Readal as the Election Chair and Betts Horn volunteered to assist.

Director Charlton suggested that the monthly board packets be emailed in lieu of regular mail.

President Zimmermann thanked Directors McVay and Shideler, both terms expire next month.

At this time, 11:59 a.m. the board entered into an executive session. Regular session reconvened at 12:58 p.m.

Director McVay made a motion to approve the Employees Benefit Packet as discussed today effective October 1, 2009. Motion seconded by Director Shideler and passed.

There being no further business, a motion was made by Director Shideler to adjourn the meeting at 1:00 p.m., seconded by Director Stanley, 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 November 16, 2009 WIA Board Meeting}