

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

SPECIAL MEETING

October 15, 2011

CALL TO ORDER

President John Charlton called the meeting to order at 9:00 a.m. on Saturday, October 15, 2011 at the WIA Office. John Charlton served as Chairman of the meeting. Other Directors present included: Mike Bercu, Dick Hansen, Joe Oates, Tom Readal, John Shideler, and Walt Ringler. Directors Absent: Lisa Aguero and Donnie Marshall. Others present were Sally Charlton, Al Goldsmith, Janas Goldsmith, Lalla Goka, Thomas Goka, Lisa Hayman, Carol McVay, Earl McVay, Jane Miller, Joe Moore and Kathy Oates.

CANVASS ELECTION RESULTS

John Charlton, Election Committee Chairman, announced the total number of eligible votes for the 2010 Annual Meeting. There were 1511 eligible voters with 165 valid proxy ballots and 1 invalid proxy ballot received.

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|---------------------------------------|---------|-----------|
| Receipt of Auditors Report for 2010 - | 175 For | 0 Against |
| Ratification of Auditors for 2011 - | 174 For | 1 Against |

John Charlton gave a report for the election of directors. There were 180 total ballots submitted with 1 invalid ballot, signature stub not signed. Director Shideler made a motion to approve the election results. Motion seconded by Director Bercu and passed.

At this time the board entered into an executive session.

Regular session reconvened.

Director Readal made a motion to approve the salary increase of two security officers as discussed. Motion seconded by Director Hansen and passed.

Director Ringler made a motion to increase only by inflation rate of 4.12% for all officers. That raise will not put them over the maximum rate. Motion seconded by Director Bercu and passed.

There being no further business, Director Shideler made a motion to adjourn, seconded by Director Hansen. The meeting was adjourned at approximately 9:48 a.m.

Date

President

Secretary

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 21, 2011 WIA Board Meeting}

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING – OCTOBER 15, 2011

CALL TO ORDER – The 2011 Annual Membership Meeting was called to order by WIA President, John Charlton at 10:00 a.m. on October 15, 2011 at the WIA Office.

QUORUM STATEMENT – John Charlton announced that the number of eligible voters for 2011 were 1511 with 10 percent needed for a quorum. A quorum was declared present. 175 voters were declared present in person and proxy.

INTRODUCTION OF DIRECTORS, WIA OFFICE PERSONNEL AND SPECIAL GUESTS – President Charlton introduced the directors and office staff.

APPROVAL OF THE 2010 ANNUAL MEMBERSHIP MEETING MINUTES – Reading of the minutes of the 2010 Annual Membership Meeting was waived as the minutes had been posted on the WIA website in November 2011. Dick Hansen made a motion to approve the 2010 minutes as written. This motion was seconded by Mike Bercu and passed.

President Charlton reported that there were 175 Proxy Ballots received by the October 13, 2011 deadline. There was 1 invalid proxy ballot.

RECEIPT OF AUDITORS REPORT FOR 2010 – Election Committee Chairman John Charlton reported that total number of received proxy ballots cast were 175 voting for the Receipt of the Auditors Report for 2010 and 0 against.

RATIFICATION OF AUDITORS FOR 2011 – Election Committee Chairman John Charlton reported that total number of received proxy ballots cast were 174 voting for the Ratification of Auditors for 2011 and 1 against. The auditors will be Kenneth C. Davis and Company, PC.

ELECTION COMMITTEE REPORT – Election Committee Chairman John Charlton announced the votes received for each candidate as follows: Jack Zimmermann (146), Earl McVay (149), Linda Marshall (134), Al Goldsmith (133), and Pat Nabers (123). Write in votes were as follows: Willie Wiginton (2), Justin Curren (4), Chris Jakubson (2), John Channing (2), and James Geer (1). There were 180 valid ballots received. The total number of invalid ballots was 1. No signature on the signature stub.

UNFINISHED BUSINESS – There was no unfinished business.

NEW BUSINESS – President Charlton reported on security, the date, time, and place of WIA and MUD meetings and spoke about EMS service.

Executive Director Joe Moore presented President Charlton with a commemorative plaque for his 2010-2011 year as President.

There being no further business, Director Shideler made a motion to adjourn, seconded by Director Hansen. The meeting was adjourned at approximately 10:50 a.m.

New Business

ELECTION COMMITTEE

President Charlton asked for volunteers to assist with the annual meeting ballot counting. Sally Charlton, Jane Miller and Barbie Ringler volunteered and President Charlton will chair.

At 9:45 am, the board entered into an executive session.
Regular meeting reconvened at 11:15 am.

Director Marshall made a motion rescind the request for a Waterwood Volunteer Fire Department Board of Directors. Motion seconded by Tom Readal and passed.

There being no further business, a motion was made by Director Shideler to adjourn the meeting at 11:51 a.m., seconded by Director Hansen, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
{Preliminary Minutes – Until approved at the November 21, 2011 WIA Board Meeting}

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

September 19, 2011

CALL TO ORDER

John Charlton, President, called the meeting to order at 9:00 a.m. on Monday, September 19, 2011 at the WIA Office. John Charlton served as Chairman of the meeting. Directors present included: Lisa Aguero, Mike Bercu, Dick Hansen, Donnie Marshall, Joe Oates, Tom Readal, Walt Ringler, and John Shideler. Directors absent: None. Others present were Sally Charlton, Justin Curren, Al Goldsmith, Jan Goldsmith, Lisa Hayman, Travis Kitchens, Carol McVay, Earl McVay, Jane Miller, Joe Moore, and Jack Zimmermann.

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the August 15, 2011 minutes. Motion seconded by Director Ringler and passed.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that WIA has collected approximately 1,005 payments on WIA lots or 89% of the budgeted amount. He also reported that recoveries are at \$13,933. He reported that the fuel policy is now posted on the website and there has been no investment activity this month.

AUDIT/FINANCIAL

Director Readal reviewed the monthly financials in detail and explained that when the road project was completed that a bond would be sold to pay for the job.

SECURITY – President Charlton addressed the current copper thefts and other security issues and ask the Security committee to come up with ideas to improve security.

UNFINISHED BUSINESS

Director Hansen reported that the road project was underway and that paving should begin next Monday. San Jacinto County Commissioner Mark Nettuno has arranged for WIA to purchase the materials thru them and they will haul the material at no charge.

Director Marshall reported that the pump on the Mini Pumper is out and needs to be replaced. He made a motion to reimburse the expenditure up to \$6500 to purchase a new pump. Motion seconded by Director Shideler. Motion carried.