

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

November 15, 2010

CALL TO ORDER

Tom Readal, Executive Vice President, called the meeting to order at 9:00 a.m. on Monday, November 15, 2010 at the WIA Office. Tom Readal served as Chairman of the meeting. Directors present included: Lisa Aguero, Dick Hansen, Donnie Marshall, Joe Oates, Tom Readal, Walt Ringler, and John Shideler. Directors absent: Mike Bercu and John Charlton. Others present were Mike Burney, Carl Nissan, Catherine Nissan, Justin Curren, Sharon Dearman, Al Goldsmith, Jan Goldsmith, Lisa Hayman, Jim Jemison, Butch Johnson, Sloyd Landry, Carol McVay, Earl McVay, Jane Miller, Joe Moore, Mike Prine, Willie Wiginton, and Jack Zimmermann.

MINUTES PRIOR MEETING

Director Shideler made a motion to approve the September 20, 2010 minutes. Motion seconded by Director Hansen and passed.

Director Shideler made a motion to approve the October 9, 2010 Special Meeting minutes. Motion seconded by Director Oates and passed.

Director Shideler made a motion to approve the October 9, 2010 Director Meeting minutes. Motion seconded by Director Hansen and passed.

GUEST

Waterwood MUD Board Member Jane Miller, on behalf of President Betts Horn, welcomed the new WIA members to the board and encouraged everyone to attend the monthly MUD meetings and take a tour of the water plant.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that he had attended four commissioners court meetings. On September 22nd another lot combination in Waterwood was approved. He also reported that delinquent notices were mailed out and the response has been very good.

ARCHITECTURAL CONTROL BOARD

Director Oates reported that seven (7) new deed restriction violation letters were mailed out. There were five (5) previous restrictions corrected. He also reported that there were no (0) verbal contacts. The ACB also approved one (1) small improvement project application.

AUDIT/FINANCIAL

Director Readal reviewed the monthly financials. He also reported that a College Station bond was purchased for \$100,000, maturing 8/15/2029. He reported that the collections were at the budgeted figure and delinquent payments were at 95% of the budgeted amount. He also reminded the directors that a draft budget was emailed to all directors and requested that any comments be emailed to himself, Dick Hansen or Joe Moore.

COMMUNITY SOCIAL EVENTS

Director Marshall reported that he will be unavailable for a few weeks and WIA member Janas Goldsmith will be handling the annual Christmas lighting. Director Aguero volunteered to help.

LIAISON TO EMS & VFD

Director Marshall reported that there was 1 EMS call in October. He reported that the EMS contract will be on the December agenda.

Director Marshall also reported that the ISO Audit was last month and the report should be finalized in January.

LIAISON TO SECURITY

Director Ringler reported on the monthly activity. He reported that he had met with Security to get their ideas and also fire extinguishers had been purchased and placed in both security cars.

UNFINISHED BUSINESS

Director Shideler requested that the WNN host the Christmas Decoration contest again this year.

Director Ringler briefed the board on the status of the ELL. It was decided to remove the walking trail information from the ELL site that concerns Waterwood.

New Business

Director Ringler proposed that a long term project plan be initiated concerning the six (6) acres that WIA owns.

At this time the board went into an executive session. Meeting reconvened.

Director Hansen made a motion to accept the maintenance contract bid from JJJ Enterprises for three (3) years at \$344,229.00. Motion was seconded by Director Marshall and passed.

Director Shideler made a motion to recognize Julius B. "Shorty" Currie at the 2010 Christmas Lighting party. Motion seconded by Director Oates and passed.

There being no further business, a motion was made by Director Shideler to adjourn the meeting at 11:12 a.m., seconded by Director Marshall, motion carried.

Date

President

Secretary