

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING

January 17, 2022

CALL TO ORDER

Larry Maas called the meeting to order at 9:08 a.m. on Monday, January 17, 2022 at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Michael Duffey, Randy Ayers, Rick Harlow, Larry Westerdahl, Phyllis Lavallais and Sam Butler. Melanie Cook was absent. Others present were Lisa Hayman, Kathy Samperi and Pat Zappa.

MINUTES PRIOR MEETINGS

A motion to approve the January 17th, 2022 meeting minutes was made by Director Butler, seconded by Director Harlow. All approved and motion carried.

LCS DRAWING FOR FIRST INSTALL

Director Maas drew a name from Green Tree for the first installation of the new fiber optic network and 1 month service free. The winner is Clyde Brussard. Mary and Jerry Alford were selected as alternates in the event the Brussard's are not available.

EXECUTIVE DIRECTOR

Executive Director Hayman updated the board on the progress of residents adhering to the trailer policy on residential lots. She reported that there are still approximately 5 residents with improperly stored trailers, and they are being reported to the attorney for letters to be sent.

Executive Director Hayman reported that Power washing of all of the rock and granite signs has been completed. She also reported the updating of the residents address in the WIA system is complete.

AUDIT/FINANCIAL

President Maas reported that 840 annual maintenance payments have been made to date. President Maas presented the board with a comparison of 2021 actuals versus the 2021 Budget, and a 10 year forecast. He went over the details of the Water Wood Partners Settlement. Director Maas presented to the board the letter he would like to send to the residents to vote for or against the Multi-Use Building. After discussion Director Mass made a motion to send the letter out. The motion was seconded by Director Ayers. The motion passed. Director Maas said he would like to have the document sent to the residents by March 1st, 2022.

ARCHITECTURAL CONTROL BOARD

Executive Director Hayman reported 4 new people have called about building houses.

BYLAWS AND COVENANTS

Director Maas presented the board members with a revised version of the "Waterwood Policies For Residential Lots". A Document that was adopted by the Board of Directors in 2004. After a lengthy discussion Director Mass made a motion to send out an updated version of the original document detailing the changes to give residents an opportunity to vote for or against the update. The motion was seconded by Director Butler. The motion passed.

COMMUNITY COMMUNICATIONS

Director Westerdahl presented the board with an estimate from Brazos Sign Company for a new sign and lighting on the Waterwood sign at Waterwood Pkwy and Hwy 190. He said he was still in the process of gathering more information regarding the sign update and would have additional quotes at the next board meeting.

COMMUNITY SOCIAL EVENTS

Director Westerdahl addressed the board about moving the celebration date of the 4th of July to Saturday July 2nd or Sunday July 3rd to make it easier for residents to attend. A motion to have the celebration on Saturday July 2nd 2022 was made by Director Westerdahl and seconded by Director Paul. The Motion was passed.

The upcoming Community Social events are:

April 2nd Horse Shoe Tournament at 1pm at the Pavilion. First Place Simple Simon Pizza Gift Card Second Place Subway Gift Card.

April 30th Spring Fling Director Westerdahl said at the event he would like to sell raffle tickets for \$50 dollar gift cards.

June 4th Ice Cream Social At WIA office from 2-4 pm Ice Cream Cones, Root Beer Floats and Sundays will be served.

Director Westerdahl the 50th Anniversary of Waterwood will be incorporated into the community events.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Butler reported the County Commissioners Court has been moved this month from February 23rd to February 22, 2022. Which conflicts with a previously scheduled meeting for both he and Executive Director Hayman

LIAISON TO EMS AND VFD

Director Paul gave the Ambulance and Fire Dept. call out report. She reported over the past few weeks Director Butler and Assistant Chief Robbie Gibson have been working on the Waterwood Emergency Preparedness plan. Chief Tim McGrath was selected for the State Firefighters and Fire Marshalls Associations of Texas (SFFMA) Chiefs Academy.

LIAISON TO MUD

Director Ayers reported Mud got a quote for \$10K to do the needed repairs on Gumwood. Mud also received an estimate of \$2M to get the surface water treatment plant running.

LIAISON TO WNGRA

Director Harlow reported WNGRA held an election and Calvin Bailey was elected VP of WNGRA. WNGRA also sent out a vote to their membership for approval to repair the feed pipe to the pond for irrigation of the golf course. It was approved. Director Harlow reported it is the goal of the WNGRA to have another tournament this year.

MAINTENANCE

Director Harlow reported WNGRA has completed the repairs to the Main line from the lake to the Pond on Fairway 1. This is the main line for the irrigation distribution for the entire golf course. He reported repairs are in process for the bridge between holes 7&8.

Director Harlow reported the culvert has been replaced on Latrobe at Country Club Drive. He said the asphalt will be replaced once it is determined the culvert is set properly.

SECURITY

Director Ayers reported on Security call outs.

STRATEGIC PLANNING

Director Lavallias reported that her committee is interviewing realtors on Thursday to aid in the sale of WIA owned properties.

Director Maas stated there are 4 positions coming up for election this year.

Director Maas asked Director Harlow to be the chair of this year's nomination committee. Director Harlow accepted the position. Director Mas asked

Director Ayres to chair this year's Elections committee. Director Ayres accepted the position.

UNFINISHED BUSINESS -None

NEW BUSINESS - None

QUESTIONS FROM RESIDENTS

A resident in attendance asked about the possibility of having a Game Warden come speak at one of the WIA sponsored events about the problems that are created by residents feeding the Deer.

Regular session was adjourned at 1:15 p.m.

EXECUTIVE SESSION

The Board went into executive session at 1:30 p.m.

Current legal proceedings were discussed.

Director Harlow made a motion to adjourn it was seconded by Director Butler and passed.

Meeting adjourned at 2:55 p.m.

_____ Date
_____ President
_____ Secretary

Copies of approved and signed minutes are available at the WIA administrative office {Preliminary Minutes – Until approved at the March 21st 2022 WIA Board Budget Meeting}