

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

April 18th, 2022

CALL TO ORDER

Larry Maas, called the meeting to order at 9:02 a.m. on Monday, April 18th, 2022, at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Larry Maas, Michael Duffey, Randy Ayers, Rick Harlow, Melanie Cook, Anita Paul and Sam Butler. Directors not present Phyllis Lavallis and Larry Westerdahl. Others present were Lisa Hayman, Kathy Samperi, Pat Zappa and David Beving.

MINUTES PRIOR MEETINGS

A motion to approve the March 21st, 2022, meeting minutes was made by Director Butler, seconded by Director Paul. All approved and motion carried.

EXECUTIVE DIRECTOR

Executive Director Hayman updated the board on deeded lot sales, 2021 annual billing and collections thus far. She explained the Associations new bank account.

AUDIT/FINANCIAL

President Maas reported there is still a Quick Books problem causing the balance sheet to not balance. He reiterated the importance of upgrading the current Quick Books System. President Maas reported he has completed 50 collections letters and Director Lavallais has completed 136. President Maas proposed WIA hire 2 individuals to help with 209 letters. When they have completed the 209 letters the two individuals could scan WIA documents into the electronic retention data base. President Maas explained the offset to their pay would be the additional income they would generate by sending 209 letters.

President Maas made a motion to hire 2 part time contract individuals with pay not to exceed \$12.50 per hour. Director Butler seconded the motion all were in favor and the motion passed.

ARCHITECTURAL CONTROL BOARD

Executive Director Hayman said she has sent out letters to residents informing them of violations. Six new applications were received of which 3 were rejected for incomplete information 3 were approved.

BYLAWS AND COVENANTS

President Maas reported the votes have been tallied for the Multi Use building and the Waterwood Policies changes. 171 in favor of multi-Use building 64 against. 145 in favor of the Waterwood Policies changes and 44 against. Both

measures passed. Director Maas asked Director Cook to confer with him on wording to add the new policies to the subdivision deed restrictions.

COMMUNITY COMMUNICATIONS

Director Westerdahl sent word that the artwork for the billboard signs at Hwy 190 and Waterwood Parkway is complete and hopefully the signs will be up in time for the Spring Outing. Director Westerdahl also asked the board if he could paint the Letters on Welcome to Waterwood Sign on the Parkway with new gold paint.

COMMUNITY SOCIAL EVENTS

Executive Director Hayman reported she has 2 bids for Bar-b-que for the Spring Outing. One is including desert \$18.95 per plate the other was \$15.95 per plate. Executive Director Hayman suggested we buy desert from Sam's Wholesale Club to save some money. Director Harlow made a motion to go with the \$15.95 a plate vendor. Director Duffey seconded the motion. All were in favor and the motion passed. After a lengthy discussion by the directors, it was decided that the dinner is for Waterwood Residents who attend the event only. There will be no to go plates served. Director Harlow made a motion the dinner is for Waterwood Residents only. Director Ayers seconded the motion. All were in favor and the motion passed. Director Maas made a motion to allow the Sherriff's Department to have a table at the Spring Outing. Director Butler seconded the motion and it passed.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Butler attended Commissioner's Court March 9th, 2022. He reported early voting for the runoff election starts 5/24/22. At the March 9th Commissioner's Court meeting two lot combinations were approved. The Villas Lot 36 and Lot 38 were combined and given new lot number 36A. The Villas Lot 13 and Lot 18 were combined and given new lot number 13A.

LIAISON TO EMS AND VFD

Director Ayers gave the Ambulance and Fire Dept. call out report. Fire Chief McGrath addressed the board as asked to adopt the following policies.

- All service calls for the fire department will be made to 911/the Sheriff's Dispatch for response by the Fire Department.
- The Fire Department is designated a No Smoking Area. Smoking is prohibited within the station and a 20-foot radius of the department.

A motion was made by Director Paul to adopt the 2 new policies. The Motion was seconded by Director Ayers all were in favor the motion passed. Director Ayers is to update the SOP. Director Paul reported she is donating \$400 to the Fire Department to assist with the purchase of a 5x5 Trailer for the Skid unit.

Next Fire Chief McGrath addressed the board about two water rescues he participated in. Security called Fire Chief McGrath about an elderly gentleman who was having difficulty exiting his boat. He had lost his oar and the water was rough. Chief McGrath assisted the gentleman getting onto his boathouse. The second incident Chief McGrath overheard a call to Station 8 Cape Royale called out to a boater off Bob Christian Road. The boaters dropped a pin and were located. They pulled their PWC to the shore and waited for Station 8 to arrive.

Fire Chief McGrath asked the board to approve the purchase of a used 2018 Yamaha boat listed at Quality Marine in Onalaska for \$36,500.00 after a lengthy discussion it was decided the request be tabled until more information could be obtained about the cost of training and the cost of insurance.

LIAISON TO MUD

Director Ayers reported the MUD meeting was postponed from April 15th To April 20th at 3:00.

LIAISON TO WNGRA

Director Harlow reported WNGRA received a donation of 96 rolls of toilet paper for the Golf Course restrooms. Director Harlow reported all pumps have been rebuilt and mowing has started. Installation has been delayed due to screens missing on the intake hose. Director Harlow reported that Calvin Bailey is proceeding with the bridge rebuild. Director Harlow reported all bridge repairs are being done with donated funds. Director Harlow said there is a need for volunteers for bridge rebuild. He also reported he will be donating tractor work for water line repair.

MAINTENANCE

Maintenance has been notified about the water standing beside the playground. The situation is being addressed possible remedy would be a French drain. The wildflower area is mowed twice a year. Maintenance is scheduling it to be mowed just before the fourth of July. This will allow the flowers to reseed themselves. There are 5 areas of road repair that are being worked on. (1) the new culvert on Latrobe (2) the hole in the dump area (3) the sink hole on Latrobe (4) the sink hole on Bay hill (5) the center of La Jolla Director Harlow reported that the Contractor for the repairs has been delayed by 1-1/2 weeks

SECURITY

Director Ayers reported on Security call outs. Director Ayers reported that the Security truck had some needed repairs. New brakes and tie rod arm.

STRATEGIC PLANNING

Jamie with LCS Fiber reported that Green Tree is up and running. There are two residents in Green Tree that he needs to follow up with. The back of Whispering Pines II is complete. Next installations will be in Whispering Pines I. Jamie reported to the board he intends to change the way free installation is presented to the residents. He would like to offer free installation with the purchase of 2 months of service. To date 15% of the residents who signed up are now online. The system is at 3 to 5% capacity.

UNFINISHED BUSINESS

NEW BUSINESS

Dianne Chrestopoulos president of the Woman's League request permission for the Woman's League to have a table at the Spring Outing. Director Cook made a motion to allow the Woman's League to have a table. The motion was seconded by Director Butler and passed.

QUESTIONS FROM RESIDENTS

None

Regular session was adjourned at 12:10 p.m.

EXECUTIVE SESSION

The Board went into executive session at 12:15p.m.

Current legal proceedings were discussed.

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

Meeting adjourned at 1:20 p.m.

_____ Date
_____ President
_____ Secretary

Copies of approved and signed minutes are available at the WIA administrative office {Preliminary Minutes – Until approved at the May 16th, 2022, WIA Board Budget Meeting}