

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING

May 16th, 2022

CALL TO ORDER

Larry Maas, called the meeting to order at 9:04 a.m. on Monday, May 16th, 2022 at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Larry Maas, Rick Harlow, Melanie Cook, Phyllis Lavallais, Anita Paul and Sam Butler. Randy Ayers arrived at 11:20 am. Others present were Lisa Hayman, Kathy Samperi, Pat Zappa, Tim McGrath and David Beving. Directors absent were Michael Duffey and Larry Westerdahl.

MINUTES PRIOR MEETINGS

A motion to approve the April 18th, 2022 meeting minutes was made by Director Butler, seconded by Director Lavallais. All approved and motion carried.

EXECUTIVE DIRECTOR

Executive Director Hayman updated the board on progress made on mailing certified letters to residents with a past due balance. President Maas made a motion there be a \$25.00 administrative fee added to the accounts that receive a certified letter. This fee will help offset the costs associated with mailing certified mail. Executive Director Hayman brought up to the members of the board that she had been contacted by the company who catered the Spring Outing. They informed her they had overlooked including mileage and gratuity in their quote. After a lengthy discussion Director Harlow made a motion to pay the original quoted price and explain to the company quotes must include all associated costs. The motion was seconded by Director Paul, all were in favor and the motion passed. Executive Director Hayman reported she has spoken to two candidates for the clerical position in the office.

AUDIT/FINANCIAL

President Maas reported that Quick Books continues to present problems. President Maas stated he was going to contact the Auditor for her input on the best time to convert to a new version. President Maas reported that it was decided that payment plans will be divided by the amount of remaining months in the year. This will make the previous year's charges paid off before next year's dues are owed.

ARCHITECTURAL CONTROL BOARD

Kathy Samperi reported there was an application made and approved for landscaping walls on Augusta Ct. Plans were submitted and Approved for a new home in Lakeview Estates. Application was made and approved on Souix

Court for paint touch up and fence repair. Application for painting and deck repair was made and approved on Oakland Hills.

BYLAWS AND COVENANTS

President Maas stated the attorney has confirmed the recent changes presented on the Policies Document mail out were in order and legal. The subdivision Deed restrictions are to be changed to match the Policies Document. President Maas pointed out the Alternate Payment Schedule Document needs to be changed due to change in the law. Item 3 shall to be changed from Owner needs to pay in full within 30 days of this letter to: Owner needs to pay in full within 45 days of receipt of this letter.

President Maas made a motion that the Board take legal action against Green Tree Villiage Block 5 Lot 9. Director Harlow seconded all were in favor the motion passed. President Maas made a motion that the board take legal action against the Whispering Pines One Block 4 Lot 7 resident. Director Butler seconded the motion all were in favor and the motion passed.

COMMUNITY COMMUNICATIONS

Executive Director Hayman stated she is going to remind everyone with an article in the newsletter about the change in the by-laws with regards to the length of time a trailer can be parked at a residents.

COMMUNITY SOCIAL EVENTS

Executive Director Hayman reported for Director Westerdahl the Ice Cream Social will be on June 4th from 1pm to 3pm at the WIA office. The Spring Outing was a success. A total of 147 plates of Bar-B-Que were served. It was suggested that next year we include a raffle to entice residents to stay longer. Also suggested were prizes for the subdivision with the largest turn out.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Butler attended Commissioner's Court last Wednesday May 11th 2022. Waterwood did not come up at the meeting. The County Judge was not present at the meeting. Commissioner Nettuno served as judge ad litem for the commissioners meeting. The county changed the structure of the 911 Coordinator. She now reports to all of the commissioners. The 911 Coordinator informed Director Butler she would like to meet with Waterwood about updating our 911 addresses. Director Butler reported the Emergency Preparedness team is making progress. Director Butler stated that by now every block captain should have 3 group me accounts set up. One with the Fire Chief, Assistant Fire Chief, Sam Butler and Lisa Hayman. One with all Block

Captains and one with the residents you are reporting to. Director Butler reported the next Emergency Preparedness Block Captain Meeting will be on June 11th at 9am to 10am. A test message will be sent to all block captains. The block captains are to reply with message received. The Boat Captains will receive a message to go to their Muster Points from 10:15am to 11:15am. Chief McGrath stated he would like to explore marking the Muster Points for easier identification.

LIAISON TO EMS AND VFD

Director Paul said the Ambulance call out report was not available. President Maas reported Director Ayres said EMS has not been on site 4 days in the last 30 days. President Maas said he called Monty about setting up a meeting with Director Butler, Chief McGrath, President Maas and Director Paul to discuss the multi-use building Correcting Level 0 issue and on site ambulance location when not at Waterwood.

LIAISON TO MUD

Director Ayers reported the Mud meeting will be Friday May 20th, 2022.

LIAISON TO WNGRA

Director Harlow reported WNGRA has installed 2 pumps and 1 new motor. The Electrical box has been rebuilt. Presently there is 1 pump and motor irrigating the course. One of the original pumps needs a new motor that should be delivered in the first part of May. The bridge on #7 is complete.

MAINTENANCE

Director Harlow reported six road repairs have been completed. The trees are in the process of being trimmed in Lake View Estates. Green Tree Storm drain repair should be completed May 23rd. Director Harlow is working with Miguel to come up with a way to correct the standing water at the playground. President Maas asked Director Harlow to take a look at the parking lot flooding situation at Fairway One. Executive Director Hayman reported she had spoken with the President of the HOA at Fairway One about getting the utility trailer and boat moved from the parking lots.

SECURITY

Director Ayers reported on Security call outs. There were teenagers throwing rocks at the back of a house in Whispering Pines 2. Security was called and the sheriff's department also came. The situation was worked out and no one was arrested.

STRATEGIC PLANNING

Director Duffey said he has received several bids for plumbing on the multi-purpose building. Director Duffey said he is having a difficult time getting bids for the electrical portion of the project. Director Duffey said he met with Bill Fitch again to discuss possible oversight of the project. He said they do a good job of oversight of projects. President Maas said they are still looking at a couple of different locations for the building.

UNFINISHED BUSINESS

NEW BUSINESS - None

QUESTIONS FROM RESIDENTS

Regular session was adjourned at 12:30 p.m.

EXECUTIVE SESSION

The Board went into executive session at 12:45 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 1:40 p.m.

_____	Date
_____	President
_____	Secretary

Copies of approved and signed minutes are available at the WIA administrative office {Preliminary Minutes – Until approved at the June 20, 2022 WIA Board Budget Meeting}