

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

July 18th, 2022

CALL TO ORDER

Sam Butler, called the meeting to order at 9:00 a.m. on Monday, July 18th, 2022 at the WIA Office. Sam Butler served as Chairman of the meeting. Directors present included: Rick Harlow, Melanie Cook, Phyllis Lavallais and Larry Westerdahl. Others present were Lisa Hayman, Kathy Samperi, Pat Zappa, Rudy Alvarez and David Beving and Keith Caulfield. Anita Paul arrived a few minutes after meeting was called to order. Randy Ayres and Larry Maas and Mike Duffey were absent.

MINUTES PRIOR MEETINGS

A motion to approve the June 20th, 2022 meeting minutes was made by Director Harlow, seconded by Director Cook. All approved and motion carried.

EXECUTIVE DIRECTOR

Executive Director Hayman reported we have sold 195 pool passes to date. Issues that need to be discussed by the board include are people bringing their pets in the pool area and residents continuing to bring food and drink the pool area. One resident was asked to surrender her pool pass for continuing to drink in the pool.

The collections committee has completed sending out all of the delinquent dues letters.

Director Butler reported he was approached by a resident who had concerns about an Airbnb in the neighborhood advertising that use of the pool comes with their rental. Director Butler asked the board members to start thinking about what they think should be or can be done to limit the amount of nonresidents using the pool. It was discussed that if there are any changes to the rules they would not be effective until next year's pool pass are purchased. Director Butler tabled the discussion surrounding the pool to a later meeting to give everyone time to research how other subdivisions handle the issue.

AUDIT/FINANCIAL

Director Butler reported Director Maas did not give him the information to report on for Audit/Financial. Executive Director Hayman reminded everyone the annual audit of the financials will begin the first week of August.

ARCHITECTURAL CONTROL BOARD

Kathy Samperi reported on ACB applications

- a.) Magnolia Ct application to build 4'x6' front door deck **approved**
- b.) Bayview Circle Construction of retaining wall to prepare for building a home **approved**
- c.) Whispering Pines 1 Barn-dominium **denied**

d.) Lakeview Estates 2 Barn-dominium's **denied**

e.) Bayhill road 1 Barn-dominium **denied**

BYLAWS AND COVENANTS

Director Butler asked Director Cook if she has had a chance to visit with Director Maas about the format for the Deed Restrictions. Director Cook said she has not. Director Butler made note that our restrictions were written 40 or so years ago and the language needs to be updated to address today's construction methods and standards.

COMMUNITY COMMUNICATIONS

Director Westerdahl reported he has 3 bids for lighting the Hwy 190 Billboard. He is waiting on 1 more bid and will present them at the next meeting of the board of directors. Director Westerdahl said he is going to advertise the sale of the Waterproof Lake maps in the WIA office for \$5.00 ea. in the newsletter. Director Westerdahl reported that Director Cook will be taking over the monthly newsletter as of September 1st, 2022

COMMUNITY SOCIAL EVENTS

Director Westerdahl reported the 4th of July celebration was a success. He said has spoken to several new residents in the neighborhood who really enjoyed the celebration. Director Westerdahl said the Golf Cart Parade was really an exciting event. He is going to work on making the Parade bigger and better next year. The next Social Event is Aug 6th. Popsicles at the pool 1pm-2pm.

Director Westerdahl wanted to thank Greg Riley who volunteered to DJ at the 4th of July event by giving him a \$100 dollar gift card. Director Westerdahl made a motion that the board give Greg Riley \$100 gift card to show our appreciation for the 6 hours he volunteered to DJ at the event. Director Paul seconded all were in favor the motion passed.

Director Butler spoke about working to get a function on the fourth of July that is a major fund raiser for the Volunteer Fire Department. He spoke of the previous Fire Chief Reese Harper who coordinated the 4th of July cook off at the marina for 5 years. There were cook off teams who were sponsored. There were t-shirt sales and the shirt would include the year of the event. The cook off trophies were fantastic. They were made by one of the local iron works companies. There was an Ax trophy and a State of Texas trophy among others. There was a Margarita competition. There was a live band and square dancing. Director Butler stressed the time to get started on planning the event is now. Director Westerdahl said he would be glad to get with Director Paul and Chief McGrath to talk about the event. Executive Director Hayman reported that she has been involved with the County Fair for a number of years. She said she can get a list of Bar-B-Q teams from both counties that invitations could be sent to. She said also has a friend (Susan) who coordinates the Bar-B-Q for the Walker County Fair. She would be willing to come out and speak to the committee. Director Paul said she would speak with the Fire Chief about the

possibility of organizing the event/fund raiser. Director Butler said he would like to keep the item active on the agenda and the time to start planning is August-September for 2023 4th of July.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Butler reported 2 commissioners court meetings. The first one was on June 29th that was cancelled because there was not a quorum. The second meeting was on July 13th. There were 2 items on the July 13th agenda that Waterwood was interested in. This first one there was an application to receive funds from the American Recovery Act. Hopewell asked for a \$95,000.00 donation to help restore a community church building. Judge Faulkner instructed them to fill out an application. The second request from the American Cares Act was made by Commissioner Brandon for The Trinity Covent Food Bank. Judge Faulkner also instructed Commissioner Brandon to fill out the same application.

LIAISON TO EMS AND VFD

Director Paul reported on the 4th of July fund raising. The event raised a total of \$1900.00 for the VFD.

The Fire Department reported for the month of July

- 44 hours of training
- 63 hours of station work
- 12 hours of Waterwood call time

There was one helicopter landing in front of the station for an emergency responder in need of urgent care.

VFD provided fire safety prevention at the July 4th celebration and provided medical support to an individual at the celebration who was ultimately transported to the hospital via EMS.

San Jacinto County is still under a burn band.

- The Ambulance was reported on site every day for the month of July 2022.

LIAISON TO MUD

Executive Director Hayman attended the July MUD Board Meeting. Effective July 15th Precision Utility has taken over for Inframark. Precision Utility will have an office in the Palmer Building. They will be open Monday –Friday 8am-5pm. The phone number is 936-891-7182. Marla Fink will man the onsite office.

LIAISON TO WNGRA

Director Harlow reported WNGRA is putting in the pump and motor at the pond and one at the lake. The installation will pump water to the greens on the golf course. There are volunteers turning on the pumps on the greens daily. The annual golf tournament raised after expenses approximately \$7500.00.

MAINTENANCE

Director Harlow reported he is working on the dead trees from the drought. The intersection of Darkwood and Pools Creek has been resolved. The entrance to the Beaches was also repaved. The leaf and limb debris site was cleared out. Butler reported that resident Lenard Zappa volunteered to clean up the outside air conditioner unit at the WIA office. He wanted to thank Mr. Zappa for volunteering to do that. It was a big help.

SECURITY

Director Ayers was absent.

STRATEGIC PLANNING

Director Duffey was absent.

UNFINISHED BUSINESS

NEW BUSINESS - None

QUESTIONS FROM RESIDENTS

Regular session was adjourned at 12:35 p.m.

EXECUTIVE SESSION

The Board went into executive session at 12:40 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 1:05 p.m.

_____	Date
_____	President
_____	Secretary

Copies of approved and signed minutes are available at the WIA administrative office {Preliminary Minutes – Until approved at the August 15, 2022 WIA Board Budget Meeting}