

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
August 15th, 2022

CALL TO ORDER

Larry Maas, called the meeting to order at 9:00 a.m. on Monday, August 15th, 2022 at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Larry Maas, Rick Harlow, Melanie Cook, Phyllis Lavallais, Larry Westerdahl, Randy Ayres and Sam Butler and Michael Duffey. Anita Paul was absent. Others present were Kathy Samperi, Pat Zappa, Rudy Alvarez and David Beving, Keith Caufield and Anthony Lavallais.

MINUTES PRIOR MEETINGS

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

WATERWOOD CONSERVATION COMMITTEE

Diane Chrestopoulos gave a presentation to the Board of Directors about preserving and enhancing Waterwood's Natural beauty. The Waterwood Conservation Committee (The WCC) asked that the Maintenance mowing schedule be adjusted so that the Parkway from FM980 to Bob Christian Road not be mowed for the 4 months from February 1 through May 31 to give the wild flower time to reseed themselves. Their second request was the Maintenance mowing schedule be adjusted so that from Hwy190 to the triangle on Waterwood Parkway be not mowed for the 8 months from February 1 through September 1st. Their 3rd request was The WCC be allowed to install signage in the form of (2) 3 foot x 2 foot blue permanent metal signs along the medians after FM 980 indicating "Wildflower Conservation Area" The signage would cost approximately \$500. Their 4th request was The WCC would like to reseed ¼ acre of the parkway at a cost of approximately \$500.00. The Maintenance Director. Director Harlow addressed The WCC about the current cost associated currently with maintaining the parkway. He said he would talk to the maintenance contractor and see how the request of The WCC would impact the current Maintenance contract costs and report back next meeting.

EXECUTIVE DIRECTOR

Executive Director Hayman reported the auditor has been working the last two weeks. Executive Director Hayman reported there are still a lot of issues at the swimming pool. People are propping the gates open. There continues to be a problem with people eating and drinking in the pool. Security has been called several times and when they see security coming the residents move their food and drinks to the 3 foot perimeter. Only to move them right back as soon as security leaves the area. When we start establishing new rules for the pool next year we need to address the food in the pool situation. Pizza does not dissolve

well in the pool. Executive Director Hayman talked to Vicky Shelley about setting up voters' registration events in Waterwood. Executive Director Hayman is going to attempt to get her to come to the annual meeting. The meeting date is Oct 8th and the last day to register is Oct 10th.

ARCHITECTURAL CONTROL BOARD

Kathy Samperi reported on ACB applications

- a.) Application for New House on Bel Air under review
- b.) Painting House a different color La Jolla
- c.) Application for Carport in front of building Line on Bay View that was Denied

Director Maas pointed out the house on Bel Air submitted application to build without providing the required parking area for automobiles. Director Maas told the board that the house on either side of the new build does not have the required parking area. Director Maas said that the volunteers on the previous ACB committee overlooked the requirement in the restrictions. Our covenants say if there is an oversight of the requirements it does not set a precedent for allowing it again.

AUDIT/FINANCIAL

President Maas stated the auditor has been working on the audit for a couple of weeks. Director Maas reported the decision has been made to purchase a new quick books program and load all of the 2022 transactions in the new program. There has been quite a few glitches in the current Quick books program. One being our balance sheet is not balancing due to quick books dropping one side of an accounting entry. We were able to obtain a balanced Balance Sheet from Trueway dated February 28th to continue with the audit. Trueway keeps all month end backups. Director Maas asked the board for authorization for Himself Director Hayman and Kath Samperi to meet with Trueway and determine if we want to continue to utilize their services or look for another company to provide backup and virus protection services. All the board members agreed to allow Director Mass Executive Director Hayman and Kathy Samperi to meet with the True Way representative and make the call as to how to move forward. Director Maas addressed a Maintenance item from the previous meeting. He explained there are line items on the budget that address WIA office Repairs and Maintenance and Fire Department building Repairs and Maintenance expenditures. Director Maas volunteered to define each category on the budget to define what goes into each budget line item. He asked all of the Directors to come to the September meeting prepared to discuss the 2022

budget and how we are going to end the year. Director Maas went on to explain each Director should stay within in their budget unless an emergency arises or something critical has happen. Then we talk about how to go over budget and how we are going to pay for it. Collections stand at just under 900 paid in full 35-40 payment plans. Currently we have 90 property owners turned over to the attorney for collections. Only property owners who have a signed payment plan on file are eligible to make payments. Partial payments with no payment plan on file are to be returned to the property owner.

BYLAWS AND COVENANTS

President Maas asked the directors to come prepared to talk about the bi-laws changes they would like to be included in the mail out for the annual meeting. Director Maas's suggestions are 1.) Authority for WIA to charge transfer fees. 2.) Bring our Deed Restrictions up to the current times by increasing the required minimum square footage. Some subdivisions have 400 square foot minimums 3.) Allowing the Board of Directors to establish fines. 4.) Making minimum masonry requirements uniform in all.

COMMUNITY COMMUNICATIONS

Director Westerdahl reported he has 3 estimates for the 40 foot billboards lighting. The best bid was from High 5 Sign and Crane. Director Westerdahl said one of the bidders was interested in coming and talking to the board about installing digital signs on our bill board. The POA would receive a portion of the rent they collected from selling advertising. The board agreed to let the company come out and present his proposal to the board.

COMMUNITY SOCIAL EVENTS

Director Westerdahl reported on Popsicles at the pool had a total of 9 children. There were 2 \$25 dollar gift card given out. Next even Veterans meet and greet on Nov 5th. There will be doughnuts and coffee for the attendees. Director Westerdahl will have a flag pen for all the Veterans in attendance. There will be a drawing for a 3x5 United States Flag. Director Westerdahl said Palmer Real-estate has always had the Halloween Celebration and he will assist Director Cook with whatever she needs him to do.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Butler reported the last Commissioners court meeting was August 10th. The proposed Tax rate was discussed. There was a discussion about reducing the tax rate to offset the increased valuations for this tax year. The

categories effected would be GSJ, RDB (special road and Bridge) and RLR (Lateral road.) There will be a public hearing on Aug 31st at 5Pm at the San Jacinto County Shelter. The second item the Commissions court discussed was the American Recovery Act funding. The county consultant for dispersing the funds was not present at the meeting. The vote to disperse American Recovery Act funds was postponed until the next Commissioners Court meeting when the consultant will be present. Another round of funding is set for October. Director Butler suggests that Fire Chief McGrath contact the Consultant to get approval for the funding for the Fire Department ATV prior to October.

LIAISON TO EMS AND VFD

Director Butler gave the EMS and Fire Department reports.

- There were 5 EMS calls and 4 transports in July 2022.
- Fire Department reported 40 hours of training.
- 32 hours of Station work
- 17 hours of Waterwood call time
- 92 hours of Pointblank call time.

Chief McGrath reported that there have been a number of motor vehicle accidents adjacent to the parkway on Hwy 190 and EMS assisted calls in Waterwood. Pointblank has had a large number of calls for illegal burning that requires mutual aid for other stations for man power and to ferry water to the fire locations.

Director Maas explained to the board that he put together a purchase and service request form. Currently the Fire Department personnel is not filling out the Purchase and Service Request forms prior to making purchases. The form should be filled out given to Director Paul to make sure it is within budget and handed off to Kathy and Lisa who will order the requested items or services. Director Maas is going to set up a meeting with Director Paul to reiterate the procedure for making purchases. Chief McGrath contacted Director Maas and told him he has put a sign on the door for the EMS crew notifying them to not remove a chair from his office. He expressed to Director Maas and he feels the EMS crew had created a hostile work environment by making a threatening hand gesture on the camera. Chief McGrath has sent 3 emails and 1 phone call to Director Maas stating EMS has created a hostile work environment for him. Director Maas asked Chief McGrath to contact the EMS manager who agreed to purchase a new chair. Chief McGrath did not mention to the Manager the problem that he feels has created a hostile work environment. Director Maas reminded Chief McGrath about the policy that had been established at the last

meeting with the EMS Manager Director Maas Director Butler, Executive Director Hayman and Director Paul that he is to immediately bring the problem to the board. Chief McGrath first notified Director Maas of the incident that he interpreted as creating the hostile work environment 4 or 5 days after the incident. The board reviewed the incident on camera that Chief McGrath felt created the hostile work environment. The board and the residents in the audience at the meeting unanimously agreed the hand gesture was not threatening it looked like a peace sign and a see you later gesture. Director Harlow suggested that if Chief McGrath feels he has been threatened he should contact the San Jacinto County Sheriff's Department.

LIAISON TO MUD

Executive Director Hayman reported the next meeting for the MUD board is scheduled for August 19th

LIAISON TO WNGRA

Director Harlow reported WNGRA has completed the renovations of the bathrooms on the Golf course. The WNGRA has signed a new mowing contract for the rough areas of the gold course. The mowing contract has increased over last year's contract. The board asked the WNGRA to look to the golf course owners to cover the increased contract amount. The Water Wood Improvement Association does not change the budgets until October. At that time the board will vote on the amount to fund the golf course mowing.

MAINTENANCE

Director Harlow reported he is working on winding up the year which ends in October. Director Harlow is working on clarifying the Maintenance contract line items so the new incoming Maintenance Director will have a clear understanding of what is expected from the Maintenance Company. The new contract will be awarded Dec 15th. Director Harlow reported the new street lights have arrived and SHECO has been contacted to make the first installations. Director Westerdahl gave Director Harlow the name of a new resident that is a licensed Electrician to get an estimate to replace all the monument lighting with LED Lights. Director Harlow reported there is a nationwide shortage on liquid chlorine for the pool and 3" tablets will be purchased as a backup.

SECURITY

Director Maas made a suggestion that WIA look into getting the GPS locating system up and running for the squad cars. This will allow the board to see the frequency and route the squad cars are following.

STRATEGIC PLANNING

Nothing to report

UNFINISHED BUSINESS

Director Paul was absent so this carried forward.

President Maas asked the Director Paul for Fire Department who is a 501C to consider taking their own Briskets to McKenzies to be smoked for a fund raiser. The Fire Department needs to start thinking about raising funds to go toward a new pumper truck and brush truck. There is a great need for a fund to be established to start saving for new equipment for the Fire Department.

NEW BUSINESS - None

QUESTIONS FROM RESIDENTS

Regular session was adjourned at 12:39 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 2:20 p.m.

_____	Date
_____	President
_____	Secretary

Copies of approved and signed minutes are available at the WIA administrative office {Preliminary Minutes – Until approved at the July 18, 2022 WIA Board Budget Meeting}