

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

September 18th, 2022

CALL TO ORDER

Larry Maas, called the meeting to order at 9:02 a.m. on Monday, September 19th, 2022 at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Larry Maas, Rick Harlow, Melanie Cook, Phyllis Lavallais, Randy Ayres, Sam Butler and Michael Duffey. Director Westerdahal was absent. Others present were Executive Director Hayman, Kathy Samperi, Pat Zappa, Rudy Alvarez, David Beving, Rod Kirschner, Nancy Stewert and Tim McGrath.

MINUTES PRIOR MEETINGS

A motion to approve the August 22nd, 2022 meeting minutes was made by Director Harlow, seconded by Director Butler. All approved and motion carried.

EXECUTIVE DIRECTOR

Executive Director Hayman reported we are working on annual meeting mail outs. All of the collections letters are mailed out. The next item we are going to address is Deed Restriction violations.

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

Director Lavallais reported there are Forty One accounts on payment plans. Six of them are unsigned and seven have no plan. There are 901 accounts with a zero balance 62 accounts have a negative balance, 92 accounts have a greater than \$0 and less than \$700 balances, 42 accounts have a \$700 balance, 307 accounts have greater than \$700 balances. Director Mass stated letters have

been sent to everyone with a past due balance. The negative balance accounts are accounts that people are paying ahead on their dues. Director Maas stated that everyone with an unsigned or no payment plan have also been sent letters. Director Maas reported that 197 property owners have been turned over to the attorney. Director Maas reported that audit is complete and all Directors have received a copy. He also reported that we are purchasing a new quick books program without the add-on. He reported that we had a QuickBooks pro come in and help establish the transition to the new program.

Director Maas made a motion to recommend to the membership the 2021 Audit report. Director Butler seconded the motion all were in favor and the motion passed. Director Maas made a motion for Waterwood Improvement Association to use Davis Heinemann & Co. for the 2022 audit. Director Butler seconded the motion all were in favor and the motion passed.

Director Maas stated we are going to review the Aug 2022 actuals vs the budget year to date. Tim McGrath is to present the Fire Department Budget to date. Chief McGrath stated it has been difficult for the fire department because he has only received P&Ls for January May and September. He stated he has only received check details for February March April and September. He stated that the Fire Department is well within his budget to date. Chief McGrath stated that there is a lot outstanding due to the \$20,000.00 grant that was received from Texas A&M. Chief McGrath stated the grand will reimburse the Fire Department for the Gear purchased after all of the receipts are turned in. He stated that even before the grant money is received the Fire Department is below their budget numbers. Chief McGrath stated the only remaining major purchase in this year's budget will be the connections for the extractor. The total dollars spent was approx. \$23,000.00 we will receive approx. \$19,000.00 reimbursement. Director Maas asked if we spend a little more we could receive the whole \$20,000.00. Chief McGrath said the fire department go a new thermal imager and quick connectors for the engine. Chief McGrath stated that bunker and wildland gear should run \$7000.00 to \$8000.00. Chief McGrath stated that when the removal of the dry wall took place in the Station he believes the fasteners that hold the lights were compromised and one of the lights fell on the engine. Director Maas asked if Chief McGrath and Director Paul could get some estimates to correct the lighting problem and present it at the October 17th budget meeting. Chief McGrath said they ordered all new Wild land and Structural helmets with the correct color designations. Chief McGrath gave the fire report. Approximately a month ago Waterwood was called as a secondary call in. It was a Fire station 980 originated call. There was a smoldering fire right next to Carolina Creek. When Chief McGrath arrived on scene no one had assumed command so Chief McGrath assumed command.

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.) Fines 3.) Impound vehicles 4.) Barn-da-minimums 5.) Certificate of occupancy/inspections 6.) Making minimum masonry requirements uniform in all Waterwood subdivisions.

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 two \$25 dollar gift card given out. Next event is Veterans Meet and Greet on Nov 5th. There will be doughnuts and coffee for the attendees. Director Westerdahl will have a flag pin 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. When asked by Director Maas about the hand gesture incident Chief McGrath said he 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 Manger Director Maas, Director Butler, Executive Director Hayman and Director Paul that he is to immediately bring any problems he had with the EMS crew 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 did not appear hostile 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 December. 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. Director Ayres reported there were 5 children loitering in the post office and security was called. They came and investigated the situation. Last week security was called about a 2 year old boy walking down the parkway. The security office returned the child to his home. Security has located the deer stand on the Waterwood improvement Association property. Security is to post signs to remove immediately, Trespassing signs and the game warden has been contacted.

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 September 19, 2022 WIA Board Budget Meeting}