

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
December 12th, 2022

CALL TO ORDER

Larry Maas called the meeting to order at 9:05 a.m. on Monday, December 12th, 2022, at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Larry Maas, Randy Ayres and Keith Caulfield, Michael Duffey Rick Harlow, Larry Westerdahl and Danny Byrd. Director Lavallais and Director Cook were absent. Others present were Executive Director Lisa Hayman, Kathy Samperi, Robert Gipson, David Beving, Scott Huckabee with Fire Station 980 North, Rudy Alvarez, Patricia Zappa, Bruce Perea, Kevin and Maria Brashear, Rod Kirschner, Nancy Stewart, Charles Cloe, Robert Gibson, Carol McGee, Mckayla Chamberlain, Jordan Dunawall and Aiman Albsharat.

MINUTES PRIOR MEETINGS

A motion to approve the November 14th, 2022, meeting minutes was made by President Maas seconded by Director Ayres. All approved and motion carried.

LIAISON TO EMS AND VFD

Director Harlow spoke to the board about the coordination of the Fire Department. Director Harlow introduced Robby Gipson the Assistant Fire Chief of Waterwood. Robby Gipson has been the Assistant Fire Chief of Waterwood for the last 2 years. He has been in the Fire Service for 25 years. Robby Gipson spoke about how he would lead the Waterwood Fire Department into the future. He would like to work hand and hand with WIA on community outreach projects. Director Harlow spoke about the good condition the previous Chief left the department. He spoke about the grant the previous Chief applied for and received and the valuable gear the department received from it. Director Harlow said he has been working with Robert Gipson for the last 2 months. Director Harlow made a motion to elevate Robert Gipson to Fire Chief of The Waterwood Fire Department. The motion was seconded by Mike Duffey. The vote for was unanimous, and the motion was passed. Director Harlow spoke to the representatives from Station 980 North and thanked them for their proposal. He stressed the importance of unity between the Fire Department. Director Harlow addressed the Board about setting up an Auxiliary for the Fire Department. He said he has approached Carol McGee about heading the Fire Department Auxiliary. Carol McGee has 10 years of fire department service experience. Carol McGee agreed to build the auxiliary. The auxiliary will be structured with by-laws and rules. The Auxiliary's main purpose is fund raising for the Department and applying for grants. Director Harlow spoke about the employee of the Office of Emergency Management who lives in Waterwood. He has asked to be assigned a Waterwood VFD push to

talk radio. Chief Gipson spoke about how it would be helpful for him to have a radio because of his direct link to the state officials. Director Harlow made a motion to allow the Office of Emergency Management residents be issued a radio. The motion was seconded by Randy Ayres. All were in favor and the motion passed unanimously. Director Harlow spoke about the importance of community involvement with the Fire Department. Director Harlow then resigned as Liaison to the Fire Department and EMS. Director Maas spoke about Director Ayres and himself canvassing the neighborhood to look for interested parties to fill the Liaison to the Fire Department and EMS position. Director Maas then thanked Director Harlow for his service to the community both as Maintenance Director and Liaison to the Fire Department and EMS.

EXECUTIVE DIRECTOR

Executive Director Hayman reported the yearly dues invoices have gone out. We have a lot of payments coming in. There have been a few processing problems that we have worked through. Executive Director Hayman spoke about the misinformation that circulates around the neighborhood. She suggested that people come to the meetings to get firsthand information and the current direction of the board.

ARCHITECTURAL CONTROL BOARD

Kathy Samperi reported on ACB applications

- a.) Application Orchid to remove a tree approved
- b.) Application Belaire for a boat dock and deck denied
- c.) Application La Jolla for Bulkhead on Approved
- d.) Application Bayview Circle for Boat lift and dock approved.
- e.) Application Augusta Small privacy fence discuss next meeting
- f.) Application Augusta replace French doors discuss next meeting

COLLECTIONS

President Maas reported for Director Lavallais in her absence. President Maas reported there are currently 260 properties at the Lawyer for collections. President Maas stated that now we have invoiced for 2022 we have 9 accounts with negative balances. Negative balances are a result of people paying ahead for next year's dues. As of this meeting we have 181 accounts with 0 balances. We have 982 accounts that have paid through 2021. This is significantly better collection rate than the past.

AUDIT/FINANCIAL

President Maas passed out a spread sheet with proposed 2023 budget numbers comparing to 2022 spend. The board went over it line by line. President Maas discussed the items with increased spend. Vehicle fuel and electricity are two areas that have had significant increases.

BYLAWS AND COVENANTS

Director Lavallais is absent.

COMMUNITY COMMUNICATIONS

Director Cook is absent. President Maas said Director Cook has been updating the web site with fees and penalties. President Maas has asked Director Cook to investigate posting all past minutes on the web site.

COMMUNITY SOCIAL EVENTS

Director Westerdahl reported there were approximately 75 residents who participated in the Christmas Party. He thanked Executive Director Hayman for all the baking and work she did to make the event successful. Director Westerdahl thanked Patricia Zapp, Lenord Zappa and Ms. Bailey for setting up the digital tree on the parkway. Director Westerdahl reported that Sunday Dec 18th, 2022. Between 6pm tp 9pm the 4 judges will be judging the house with the best Christmas display. The next social event is Jan 28th at 1pm at the pavilion. It will be a corn hole tournament. First and second place awards for the winners. The lights on the billboards on HWY 190 should be lit by the end of January 2023. Mardi Gras Cajon cook off will be Feb 18 2023 at the pavilion. There will be crawfish corn and sausage sold at cost and a cooking contest and golf cart parade.

LIAISON TO MUD

Director Duffey reported the MUD meetings are at 3pm on the Third Friday of the month. He said at the last meeting there were several members of the WIA board in attendance. Director Duffey reported that Darrell Boeske resigned his position on the water board and Jeff Measamer filled his position. Director Duffey reported that he is impressed with the new operator Precision Utility. They have been working on straightening out some problems with equipment. He reported there will be a rate over workshop scheduled for 12/16/22 prior to Water Board Meeting.

LIAISON TO WNGRA

Director Caulfield reported that WNGRA is having an election for president. The election for president is contested there are 2 people running for president. The current secretary is running unopposed. Director Caulfield has contacted WNGRA and asked for a meeting with the newly elected officers to outline the relation between WNGRA and WIA. The ballots will be counted on December 13st, 2022.

MAINTENANCE

Director Caulfield reported he had a meeting with Mark Nettuno to introduce himself. He said they agreed to cooperate on several projects in and around Waterwood. Director Caulfield reported the general maintenance contract is

out for bid and due back December 22nd at noon. The contract will be awarded to one of four contractors in January 2023. Danny Byrd has assumed the role of second to the maintenance director. Director Caulfield has established a network of volunteers in the event there is a maintenance issue that needs to be dealt with quickly and no contractors are available. He currently has four volunteers who will help as the need arises. The four volunteers are Ray Ramirez, Rick Harlow, James Schwebach and Keith Caulfield. Director Caulfield expressed his concern about pine bark beetles. The drought was hard on the pine trees and made them subject to the beetles.

Properties that need suite filed

- 1.) CCE1 Block 7 Lot 4 \$2,274.29 past due. Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Duffy all were in favor of the motion carried.
- 2.) LVE Block 1 Lot 5 \$3,039.27 past due. Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Ayres all were in favor the motion carried.
- 3.) LVE Block 4 Lot 7 \$3,039.27 past due. Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Duffey all were in favor the motion carried.
- 4.) BAYHILL Block 5 Lot 52 &53 LVE Block 8 Lot 30 \$8817.81 past due. Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Ayres all were in favor the motion carried.
- 5.) CCE3 Block 2 Lot 19 \$3035.36 past due. Director Maas made a motion to move forward with filing suit to foreclose the assessment lean. Seconded by Director Ayers all were in favor of the motion, and it carried.

Director Mass reported we are still looking for an typist to type all the changes that have been made.

SECURITY

Director Ayers reported GPS system will be in the security cars hopefully next week. Director Ayers reported there were a couple of incidents with dogs off leash. Security was called to one the dog was in position to attack the person who was walking. Director Ayres asked for help with the text he received from Texas Department of Emergency Management. He asked for assistance with the reply. Director Ayres said he would contact Criss Easem with Texas Department of Emergency Management for clarification on the request. Director Ayres reported we have a fully staffed security team.

President Maas stated in the past WIA has given the Security personnel Turkeys. This year we would like to give them a gift card. Director Westerdahl made a motion that WIA give the security staff a \$50 dollar gift card. The

motion was seconded by Director Ayres. All were in favor and the motion passed unanimously

STRATEGIC PLANNING

Director Duffey reported to the board that he has been in contact with a company named Century who quoted a siren notification system for \$29,650.00 for a single pole that is omni directional siren. He is going to contact them for a test at the end of January. He is going to contact Patricia Zappa and Randy Ayres to put together a group for the test in February 2023. The unit has a 7-year guarantee. The siren will be 120 DB doppler sound. Director Duffey said he is contacting some people about a grant to purchase the siren. President Maas asked Director Duffy to look into some of the other projects that have been discussed like fencing the trailer storage area.

UNFINISHED BUSINESS-

Director Westerdahl is 2nd to Director Cook on Communications.

Director Cook is 2nd to Director Westerdahl on Social.

Director Maas is 2nd to Director Ayers on Security.

Director Byrd is 2nd to Director Duffey on Strategic Planning

Director Cook is 2nd to Director Lavallais on Audit and Financial

Director Duffey is 2nd to Director Cook **County and State**

Director Byrd is 2nd to Director Caulfield for **Maintenance.**

Director Maas is 2nd to Director Duffey for Liaison to **MUD**

*Director Harlow has not found a second for Liaison to **EMS and VFD***

*Director Caulfield has not found a second for Liaison to **WNGRA***

*Director Cook has not found a second to **By-Laws and Covenants***

NEW BUSINESS - None

QUESTIONS FROM RESIDENTS

Resident Patricia Zappa addressed the board about security not allowing her access to the office with no board member present. Executive Director Hayman asked Patricia Zappa to call in advance to request access to the office in the future. The security officers have been instructed to keep the doors always locked. Resident Kevin Brasher asked if any consideration was given to possibly licensing the short-term rentals instead of banning them. President Maas explained that the decision to send out the vote to the residents came about because of the issues WIA has had with short term rentals. President Maas agreed to check with the attorney about areas that are not detached single family homes like Fairway One, Beaches, The Villa's, and Putters Point possibly being allowed. Resident Nancy Stewart spoke about a loose dog that approached her in an unfriendly way. She also spoke about wanting to see

more committees staffed with Waterwood residents. She offered her talents to a committee.

Regular session was adjourned at 1:12 p.m.

EXECUTIVE SESSION

The Board went into executive session at 1:30 p.m.

Current legal proceedings were discussed.

Director Ayres made a motion to adjourn it was seconded by Director Caulfield all were in favor of the motion it passed unanimously.

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 January 16th 2023 WIA Board Budget Meeting}