

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
January 16th, 2023

CALL TO ORDER

Larry Maas called the meeting to order at 9:00 a.m. on Monday, January 16th, 2023, at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Larry Maas, Randy Ayres and Keith Caulfield, Larry Westerdahl Melanie Cook and Danny Byrd. Michael Duffey was absent. Phyllis Lavallais was late and arrived at 10:40 am. Others present were Executive Director Lisa Hayman, Kathy Samperi, David Beving, Patricia Zappa, Kevin and Maria Brashear, GG and Rod Kirschner.

MINUTES PRIOR MEETINGS

A motion to approve the Special Meeting Minutes was made by President Maas seconded by Director Cook. All approved and motion carried. Director Maas made a motion to approve the December 2022 Board Meeting Minutes it was seconded by Director Aires all were in favor and the motion to approve the minutes passed.

EXECUTIVE DIRECTOR

Executive Director Hayman reported the office staff has been working on year end and financials. Executive Director Hayman reported she has found out the State of Texas has changed some laws pertaining to Pedophiles. There is a way to have Waterwood classified as a Kid Safe Zone. Executive Director Hayman is going to work at getting the information submitted and the request will have to go through Commissioners Court. She asked the board for support when it comes up at Commissioners Court.

ARCHITECTURAL CONTROL BOARD

Kathy Samperi reported on ACB applications

- a.) Application The Beach New Siding approved
- b.) Application St Andrews New 4 foot fence and Deck extension approved
- c.) Application St Andrews Circle New Boat House Approved
- d.) Application Gumwood Ct asked for temporary roof cover approved for 30 days.

COLLECTIONS

Director Lavallais was absent. Director Maas reported we have collected 700 properties to date. This time last year we collected 288 more than this year.

AUTHORIZATION FOR LEGAL ACTION

President Maas stated there are several properties that need voting on for suite to be filed.

- 1.)PFV Block 17 Lot 62 \$3,053.62 past due. Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Cook all were in favor of the motion carried.
- 2.)PFV Block 3 Lot 14 \$3,066.00 past due. Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Caulfield all were in favor the motion carried.
- 3.) WPV2 Block 12 Lots 30 and 31 \$6,130.00 past due. Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Caulfield all were in favor the motion carried.
- 4.)LVE Block 3 Lot 4 \$3,066.00 past due. Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Cook all were in favor. The motion carried.
- 5.)WPV2 Block 6 Lot 2 \$2,889.92 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Ayers all were in favor. The motion carried.
- 6.)LVE Block 3 Lot 23 \$3,066.00 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Cook all were in favor. The motion carried.
- 7.)CCE3 BLOCK 2 Block 11 \$3,069.92 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Caulfield all were in favor. The motion carried.
- 8.)PFV Block 2 Lot 10 \$3,066.00 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Caulfield all were in favor. The motion carried.
- 9.)WPV2 Block 4 Lot 12 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Ayers all were in favor. The motion carried.
- 10.)LVE Block 4 Lot 22 \$3,066.00 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Caulfield all were in favor. The motion carried.
- 11.)WPV2 Block 5 Lot 6 \$3,066.00 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Cook all were in favor. The motion carried.
- 12.)Bay Hill Block 5 Lot 20 LVE Block 1 Lot 29 \$6,132.00 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Caulfield all were in favor. The motion carried.
- 13.)PFV Block 13 Lot 6 \$3,069.92 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Cook all were in favor. The motion carried.

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

- 28.)GTV11A Block 4 Lot 22 \$3,053.62 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Caulfield all were in favor. The motion carried.
- 29.)LVE Block 8 Lot 1 \$3,274.05 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Caulfield all were in favor. The motion carried.
- 30.)PVF Block13 Lot 19 \$3,070.57 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Caulfield all were in favor. The motion carried.
- 31.)LVE Block 4 Lot 3 \$2,482.84 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Caulfield all were in favor. The motion carried.
- 32.)LVE Block 1 Lot 64 \$3,048.40 Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Caulfield all were in favor. The motion carried.
- 33.)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.
- 34.)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.
- 35.) 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.
- 36.)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.
- 37.)CCE3 Block 2 Lot 19 \$3035.36 past due. Director Maas made a motion to move forward with filing a suit to foreclose the assessment lean. Seconded by Director Ayers all were in favor of the motion, and it carried.

AUDIT/FINANCIAL

President Maas passed out a spread sheet that summarized ending budget numbers. 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 was absent. Director Maas asked if a person to type the covenant changes. President Maas said the board needs to announce the outcome of the covenant change addressing Short Term rentals. For changing the Covenants to not allow rentals less than 90 days there were 128 votes for the change, 92 against the change and 11 not counted because of voting

errors. The covenant change passes. The Board discussed the notification process and the amount of time the residents will be allowed to accommodate existing bookings. Director Maas stated that generally when you have an election, and the results are announced, the change is effective immediately. To make the transition smooth for the owners with current bookings. Director Maas made a motion that we allow a grace period on the effective date of the change in the covenant to April 30th, 2023. The motion was seconded by Director Ayers. All were in favor and the motion passed. After a lengthy discussion surrounding short-term rentals. Director Maas made a motion to table the effective date of the Short-Term rental band until he can speak to the attorney about options. Motion was seconded by Director Westerdahl, all were in favor and the motion passed.

COMMUNITY COMMUNICATIONS

Director Cook reported she has fixed the web site so it will show the history of Agendas and Board Minutes. Director Cook asked everyone to please submit information pertaining to their committees.

COMMUNITY SOCIAL EVENTS

Director Westerdahl reported the lighting of the billboard on Hwy 190 and should have the project completed in a week or less. Director Westerdahl reported that Liberty Map Company asked if we would like to order more maps for the 2023 year. The Directors discussed the request. Director Westerdahl made a motion to not purchase an ad in the publication for 2023. Director Maas seconded the motion. All were in favor and the motion passed. Director Westerdahl made a motion that we have the Spring Fling on April 29th, 2023. The last Saturday in April. Director Maas seconded the motion. All were in favor and the motion passed. Director Westerdahl said he has reached out to one of our residents about a Margarita Machine. Director Westerdahl said the resident is willing to donate the machine for the event. Director Westerdahl said he intends to have a 50/50 raffle. It will be posted in the newsletter one ticket for \$5.00, three tickets for \$10.00 and eight tickets for \$20.00. The winner will receive 50% of the proceeds raised. President Maas suggested that the remaining proceeds of 50% be split between the Women's League, Fire Department and WNGRA. Director Westerdahl reported all the yard signs for the Christmas lights have been returned. Executive Director Hayman suggested a craft night to make table decorations that also can be raffled off at the event. Director Westerdahl reminded everyone the 4th of July celebration will be held on Saturday July 1st this year. Director Westerdahl said he is going to reach out to Earnest Bailes to speak at the Fourth of July Event.

LIASON TO CITY AND STATE

Director Cook stated Director Duffey attended the meetings. Director Cook listed road closures in the county. There were lot combinations in Waterwood

that were approved. Judge McGee announced his retirement. The plans for the Innovation center plans have been approved.

EMS AND FIRE DEPT

There were three EMS calls. The average response time was 16 minutes. There was a Motor Vehicle accident, Breathing problems and a Fall. All were transported. There was a meeting on Saturday setting up the new Fire Department Auxiliary. Carol McGee is the chairman of the Auxiliary. She presented the committees of the Auxiliary at the meeting. The committees are Fund Raising, Social and Special Events, Publicity, Fire Fighter and Volunteer Recognition. Chief Gibson has received several new applications for fire fighters. Director Maas asked the members of the board to speak to the people in the community about attending the meetings and volunteering.

LIAISON TO MUD

Director Cook reported for Director Duffy. There were three major water breaks one on Doral, Spruce and one unknown. The Mud is to review out of district customers on FM 980. The mud is looking at installing valves to isolate areas of Waterwood to keep from shutting down the whole subdivision.

LIAISON TO WNGRA

Director Caulfield reported the WNGRA election. The results are Al Rincon President, Alex Christopoulos secretary treasurer and Calvin Bailey Vice President. The 2023 budget was approved.

MAINTENANCE

Director Caulfield made a motion that the 2023 through 2025 Landscape contract be awarded to Timberlake Nursery. The Bid was sent out to 3 contractors and the bids were tabulated. Director Maas spoke about the oversight of the contractor. He stressed that if the contractors we hire have no oversight they naturally will not do as good of a job as they would if they have oversight. Director Ayers seconded the motion. All were in favor and the Motion passed. Timberlake Nursery will be the Landscape contractor for 2023 through 2025. Director Caulfield passed out a sign up sheet for directors to sign up for 1 week a month to be the inspector for that week. The volunteer would drive the area the contractor worked in twice a week. If the volunteer notices anything that they think needs to be addressed, they should take a picture and note the problem and send it to Lisa.

SECURITY

Director Ayers reported the quarterly meeting with Global Protections services went well. The GPS systems are up and running in the security cars. There have been several calls about gunshots upon investigation they were on non Waterwood property. There were 2 vehicles broken into. The buffalo was stolen

from the property on FM980. President Maas made a motion that WIA purchase 3 Game cameras to put in areas around the neighborhood where there have been repeated problems.

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

STRATEGIC PLANNING

Director Duffey was absent. President Maas stated that he is going to get with Director Duffey about which areas they should focus their efforts.

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 Lavallais is 2nd to Director Maas 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 Lavallais has not found a second to **By-Laws and Covenants***

NEW BUSINESS - None

QUESTIONS FROM RESIDENTS

Pat Zapp asked the Agendas include more detailed information about what will be discussed.

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.