

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

January 15th, 2024

CALL TO ORDER

President Maas called the meeting to order at 9:00 a.m. on Monday, January 15th, 2024, at the WIA office. President Maas served as Chairman of the meeting. Directors present included Larry Maas, Rod Kirschner, Jamie Groskopf, Tana Davis, Keith Caulfield, Melanie Cook, Mattie Licciardoni, and Randy Ayers. The director absent Phyllis Lavallais, others present were Melissa Gill, David Beving, Patricia Zappa, Kathy Samperi.

MINUTES PRIOR MEETINGS

A motion to approve the December 18th, 2023, Meeting Minutes was made by Director Davis and seconded by Director Ayers. Unanimously approved, and the motion carried.

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported that the dump was full the weekend of 12/23/2023, thank you Director Kirschner and resident Derek Gill for donating their trailers from 12/24/2023 to 12/26/2023. Also, we have a list of 14 older residents for security to check on weekly.

ARCHITECTURAL CONTROL BOARD

Kathy Samperi reported that the ACB has updated their form. The ACB had 2 denials and 1 approval in the last month. Kathy Samperi also reported that the new building (a home) on Vine in WP-2 has started, and the lot was clear cut of all the trees on the lot. W.I.A. board of directors advised the ACB to send a letter requesting replanting of trees at the owner's cost. It was also reported that a resident has started working on a garage/room conversion before ACB approval or denial, the project was denied. The W.I.A. board of directors that a deed enforcement committed needs to send the resident a 209 letter with a fine of the violation in accordance with W.I.A.'s fine policy. President Maas presented a new ACB Policy for Waterwood Improvement Association, Inc to look over, after a long discussion President Maas motion to approve the ACB Policy, the motion was seconded by Director Ayers. Unanimously approved, and the motion carried.

DEED ENFORCEMENT COMMITTEE

Director Kirschner reported that they did their monthly drive around Waterwood subdivisions on January 4th & 5th 2024. Found 86 violations 9 properties being removed from the list from December 22 new violations, sixty-eight 209 letters will be sent out to property owners the first week of February. Which will need to be three copies, one for regular mail, one certified mail and

a copy for office records. The Deed Enforcement Committee and the ACB board are working together to ensure that there are no assumptions on ACB approved or denied projects.

COLLECTIONS

President Maas reported on 2023 collections 143 have been turn over to Steve Lee's office for further action. There are 6 properties that have less than a 0 balance. There are 626 properties that have a 0 balance, 278 unpaid properties for 2023, 207 properties that owe more than \$ 850.00. On February 1st, 2024, 209 letters will be sent out for collections which will give property owners will be given 45 days to pay. If the balance is not paid by day 45 on day 46 the property will be turned over to legal for further action.

AUDIT/FINANCIAL

President Maas reported that income is up by \$ 100,000.00, with \$ 51,000.00 of income greater than what went out for 2023.

BY-LAWS AND COVENANTS

Director Cook & Director Licciardoni reported they are working on meeting by-weekly or more regularly to work on Waterwood by-laws and covenants project. President Maas advised Directors Cook & Licciardoni that the project need to be done by the end of June, to ensure that it is turned over to Mitchell Katine by July for legal review. So, it can be put out for vote of the membership for 2024 Annual meeting.

COMMUNITY COMMUNICATIONS

Director Cook reported that there will be a big newsletter for the month of February. There was no newsletter for the month of January. Director Cook & Director Licciardoni stated that they will have more to report on at the next W.I.A. February 19th, 2024.

COMMUNITY SOCIAL EVENTS

Executive Director Lisa Hayman reported on social in Director Lavallais absent, Christmas decorations were judged first place winner is Stephen Loy, second place winner is Jerry Adamick. There were no entries for door decorations, helpfully we will have better participation. Holiday decorations were taken down 01/05/2024, thank you to everyone that helped. Mardi Gras celebration is scheduled for 02/10/2024, the golf cart parade will begin at 11:30 am, the Cajun cook off will be at 1:30 pm. Volunteers, judges and cooks are need, please contact Phyllis Lavallais at wiasocialgourp@gmail.com if you interested in participating.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Licciardoni and Director Cook reported that they will start asking to be put on the agenda for commissioner's court. This will give an opportunity to voice concerns about repairs needed, and the county's neglect of the Waterwood community.

LIAISON TO EMS & VFD

Director Davis reported that EMS had two calls, both calls were chest pains. One was a 26-minute response the other was a 15-minute response. Director Davis reported the VFD is off to a good start this year in the last 30 days we have had six calls for service two structure fires, two to assist with Ems, one search and rescue and one tree down. VFD started a training program to help with EMS, the training will be held two times a month. The VFD has four members and two dual members making a total of six members. The members have spent roughly about 30 hours cleaning the fire station.

LIAISON TO MUD

Director Groskopf reported the seven lots from mud got delayed again, Mud's attorney has advised there that since they are public entity Mud has to offer them on a public site and take bids on the lots. This is a thirty-day deal, because of their legal status. Director Groskopf also attended Mud's special meeting on January 5th, 2024. They discussed the progress with the stand-by issue they are going forward to go trying to implicate the stand-by fees. Mud will be asking the state to allow them to charge \$ 300.00 per year for unimproved lots. They project that these stand-by fees will bring in \$ 400,000.00 or 450,000.00 per year. No water rate increases now but may see a 3% to 8% increase in April of 2024. They're still trying to get out their bond which is around two plus million dollars. Mud is looking to use the bond money to drill a new well in Emerald .EST. to provide clean water to them also per a mutual aid agreement, Stand-by money to rebuild all the lift stations so they are ready for the projected growth that is coming to Waterwood.

MAINTENANCE

Director Caulfield reported that were still trying to find a solution to the sink hole on Latrobe. Streetlight status we are the process of getting another 50, this will put us in a position to finishing up the subdivision. Director Ayers reported that he met with Trace from Timberlake and asked her to make sure all the storm drains cleared before the freeze and the rain. Trace also provided a four-week schedule of work projected to be done. Director Ayers has been patrolling the areas that were on previous schedules. Timberlake is doing a great job, Timberlake must prioritize the winter months which are to keep drains clear and maintain the easements for the spring, not to neglect their other work. The tree team is also working on getting the easements clear from larger debris that is not Timberlake's contract. We are also looking at the cost of crack sealing with a contractor vs W.I.A. buying the equipment and materials.

LIAISON TO WNGRA

Director Kirschner reported that since the WNGRA meeting the check has arrived, the owner of the golf course to match donations. The next golf tournament will be held on May 4th, 2024, Ed Kile has been selected to replace Calvin Baley.

SECURITY

Director Ayers reported that he reviewed the cameras and security was spending too much time in the office. This issue was addressed with Global and has been taken care of. There has been numerous calls about unrecognizable car drive around the neighborhood, also dog not on leashes. The pools cameras are up and running.

STRATEGIC Planning

Director Groskopf reported that the town hall meeting for ESD discussions went well, thank you to the property owners that came out. The ESD map will be the same as the Mud map from 1990, we are projecting this will be on the November ballot. There is still a bit of legwork that will need to be done but we are on track. The Waterwood community is projected to grow in the next 2 to 5 years, Waterwood has some property that is designated for a school site. Director Groskopf has been invited to COISD town hall where they will discuss expanding COISD. Hoping the school district sees Waterwood as a good area to expand the district in this part for the county. Director Groskopf also suggested the board look at the trailer storage for improvements, making it more secure and usable by adding camera, road base, covered and uncovered storage options. There is room for 250 storage spots, this could be another good idea for the community. President Maas put a challenge to all the W.I.A. Board Directors to think outside of the box, bring some ideas to the W.I.A. of Board of Directors. The Waterwood community will grow we have the opportunity to be ready for the growth.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

QUESTIONS FROM RESIDENTS

The meeting adjourned to Executive Session.

RETURN FROM EXECUTIVE SESSION

Legal matters were discussed regarding an ongoing lawsuit that W.I.A. is involved in.

Meeting adjourned at 2:30 pm

_____ Date

_____ President

_____ Secretary

Copies of approved and signed minutes are available at WIA administrative office {Preliminary Minutes – Until approved at the February 19th , 2024, 2024 WIA Board Meeting}