

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

February 19th, 2024

CALL TO ORDER

President Maas called the meeting to order at 9:00 a.m. on Monday, February 19th, 2024, at the WIA office. President Maas served as Chairperson of the meeting. Directors present included Larry Maas, Rod Kirschner, Jamie Groskopf, Tana Davis, Keith Caulfield, Melanie Cook, Mattie Licciardoni, Randy Ayers, and Phyllis Lavallais, others present were Executive Director Lisa Hayman, Melissa Gill, David Beving, Christel Butler, Raymon Ramirez, Debb Copper, Mike Ross, Sam Houston, and Pete Sparta.

MINUTES PRIOR MEETINGS

A motion to approve the January 15th, 2024, Meeting Minutes made by Director Davis and seconded by Director Cook. Unanimously approved, and the motion carried.

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported that the W.I.A. office has been collecting payments. There have been quite a few properties in Waterwood changing hands. Also, a 209 letter has been sent to the new owner of Piney Point E to clean up the property by March 31st, 2024.

ARCHITECTURAL CONTROL BOARD

Raymond Ramirez and Mike Ross reported that the ACB has approved three small improvement projects. Also denied two small improvement projects and one large improvement project in the last month. The ACB also discussed properties that will need to be handed over to the Deed Enforcement committee for not complying with ACB guidelines.

DEED ENFORCEMENT COMMITTEE

Director Kirschner reported that they did their monthly drive around Waterwood subdivisions on February 7th & 8th 2024. The Deed Enforcement Committee found seven new properties in violations and seventeen properties that are longer in violation. The Deed Enforcement Committee appeal was heard by the W.I.A board. Regarding an aggressive dog that lives in Whispering Pines Village 2. Director Kirschner presented the Deed Enforcement case for violation of Waterwood Policies (Section 7, Page 6). Constable Sam Houston spoke on the matter of the violation, due to the property owner being in violation of San Jacinto County leash law. The property owner has been cited or warned in the past. The property owner presented her argument on the matter, and the Waterwood Board of Director heard from all parties. The decision is as follows the animal must stay under the owner's control, the property owner was

also referred to Waterwood Improvement Association, Inc ACB regarding installing a fence in their backyard for said animal. President Maas motion that if the dog is kept under the property owner's control there will be time allowed for her to get a fence installed on the property. With no further action with Deed Enforcement on this matter. The motion was seconded by Director Ayers, unanimously approved, motion carried.

COLLECTIONS

President Maas reported on 2023 collections, there are 145 properties that have been turn over to Perdue Brandon Attorneys at Law for tax sale. There are also 42 property owners on payment plans, 184 with balances of one year. W.I.A. has sent out 35 (209) letters and 45 (209) will be sent out shortly, 708 properties have paid in full. There are 12 properties that are paying in advance, we are still hoping to get to 1,000 paying properties. There is still work to be done but we will get there.

AUDIT/FINANCIAL

President Maas reported that he has been working Lisa on the December balance sheet and will be done 2/20/2024 or 2/21/2024. LCS fiber has started repayment as of January of 2024.

BY-LAWS AND COVENANTS

Director Licciardoni reported they are working on have the rewrite of the By-law by the end of June 2024, so they can be turned over to legal for review. Before the annual meeting mail out for 2024.

COMMUNITY COMMUNICATIONS

Director Cook & Director Licciardoni reported that they have been looking at multiple HOA websites providers. Weighing user friendliness, access to online payment system and cost of website subscription. They have not been able to find one that will work seamlessly with the Quick Books program.

COMMUNITY SOCIAL EVENTS

Executive Director Lavallais reported on social, Mardi Gras was a rainy day but still successful. Everyone had an enjoyable time; the food tasting went well. Waterwood community has some wonderful cooks. The next W.I.A. social event will be on Friday March 15th, 2024, starting at 6:00 pm in the W.I.A. meeting room for ST. Patrick's day. Bring your own drinks, appetizers will be available.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Cook reported that she has not been able to go to the county commissioners court for a while. She will be attending commissioners court on February 21st, 2024, and on March 6th, 2024.

President Mass requested that Director Cook & Director Licciardoni interduces themselves, so every county commissioner knows that Waterwood is present and is a part of the county our properties provider tax revenue to the county as well. Things like roads need fixing in Waterwood, some tax revenue should come to the Waterwood community. We need to be vocal we need to be heard not just seen.

LIAISON TO EMS & VFD

Director Davis reported that for the month of January. EMS had four calls, three people transported and the average responses time being 18:21 minutes. The VFD has seven members and one to put in an application at the Mardi Gras social event. Fire Chief Robbie attended multiple meetings and spent four hours of time at the VFD in the last 30 days. They had six told repeses in the last 30 days two were natural disasters, two were structure fires, one medical and one explosion. VFD Fire Chief Robbie did not say if any of the calls were in Waterwood, on January 24th, 2024, the emergency operation center was activated and putting all departments on stand-by 24-hour watch until closing. On February 10th, 2024, Chief Robbie was on constant patrol due to possible flooding from severe weather. Also on February 11th, 2024, he was on patrol as well for severe weather with a tornado touch down in Huntsville. Director Davis has two items that need to go in the expanse report Meredith had to buy her own EMR book and the overhead door repair.

LIAISON TO MUD

Director Groskopf reported that people should come to the MUD meeting and the W.I.A. Board meeting. This helps residents know what is going on in the community, with Waterwood MUD and Waterwood Improvement Association, Inc. Director Groskopf has been putting pressure on Waterwood MUD to ensure that water meters read and billed properly. Due to the problem of meters not being read regularly, meters not being read for two or three months causes residents to be underbilled or overbilled, causing issues with billing rates and being billed incorrectly. Still waiting for Waterwood MUD to deed back the W.I.A. lots as agreed on.

MAINTENANCE

Director Caulfield reported on the big dead tree problem next to the playground, the tree is down unfortunately it came down on the swing set also putting holes in the covered owing. The tree team did not do a lot this month because they did a lot of trees work last month. We are still working on the street light project. Roads had a good month Waterwood maintenance got a decent price on some crack sealing work that was much needed, thanks to Ray for your help. Director Ayers reported that he is waiting for an update from Timberlake for Marchs schedule.

LIAISON TO WNGRA

Director Kirschner reported that on May 18th, 2024, a golf tournament will be held. The greens will be sprayed in April, the water leak on holes 4 & 7 will be repaired and ED Kile is heading a new storage building project for golf course storage.

SECURITY

Director Ayers reported that the GPS on the trucks was not working, there was a billing issue. Global was contacted and informed and the issue was resolved. The Security Nissan truck needed repair; the cost was \$ 1,400.00. This last month Security has received 30 calls, there was a break-in Greentree Village, also someone has been stealing electricity from a house in Greentree Village.

STRATEGIC Planning

Director Groskopf reported that W.I.A. is still working on ESD # 2, with petitions available at the W.I.A. office ready for signatures or your neighborly W.I.A. Board Directors have petitions as well just waiting for signatures. The W.I.A. school property is being under brushed so COISD can see the potential of the property.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

QUESTIONS FROM RESIDENTS

None

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 4:15 pm

_____ Date

_____ President

Secretary

Copies of approved and signed minutes are available at WIA administrative office {Preliminary Minutes – Until approved at the March 18th, 2024, 2024 WIA Board Meeting}