

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

March 20, 2023

CALL TO ORDER

Larry Maas called the meeting to order at 9:00 a.m. on Monday, March 20th, 2023, at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Larry Maas, Randy Ayers, Keith Caulfield, Melanie Cook, Phyllis Lavallais, and Michael Duffey. Dannie Byrd and Larry Westerdahl were absent. Others present were Executive Director Lisa Hayman, Kathy Samperi, David Beving, John Dagleish, Patricia Zappa, Kevin and Maria Brashear, Kris Eastham, Sean Pilling, Christopher Power, Roy Knapp, Rudy Alvarez and Rod Kirschner.

MINUTES PRIOR MEETINGS

A motion to approve the February 20th, 2023, Meeting Minutes was made by Vice President Randy Ayers and seconded by Director Lavallais. Unanimously approved and the motion carried.

EXECUTIVE DIRECTOR

Executive Director Hayman reported on what the office has been working on for the last month.

ARCHITECTURAL CONTROL BOARD

Lisa Hayman reported on ACB applications.

After a lengthy discussion with Waterwood property owner Aiman Albsharat, he agreed to submit a new Large Improvement Project Application with applicable fees for WIA and San Jacinto County, concerning the construction of his unfinished Large Improvement Project Application submitted March 14, 2019. Application, all paperwork, and payment due March 30, 2023.

COLLECTIONS

Director Lavallais reported the Collection Report.

AUDIT/FINANCIAL

President Maas reported on income and expenses.

President Maas made a motion to authorize legal action on a lot in Whispering Pines Village 2, Country Club Estates I, and Lakeview Estates. Motion seconded by Vice President Ayers. Motion carried unanimously.

BYLAWS AND COVENANTS

President Maas reported that changes will not go into effect until after documents are recorded and an explanation will follow in the monthly newsletter.

COMMUNITY COMMUNICATIONS

Director Cook reported on communications. Director Cook made a motion to allow advertising in the monthly online newsletter for \$10 a month or \$100.00 per year. Motion seconded by Director Ayers and passed unanimously.

COMMUNITY SOCIAL EVENTS

Lisa Hayman read Director Westerdahl's report on the upcoming social events.

LIASON TO CITY AND STATE

Director Cook reported on Commissioners Court meeting.

EMS AND FIRE DEPT

President Maas reported on the fire department and ems. President Maas made a motion to purchase a program needed for the WVFD (Fire Department Asset Management) at an expense not to exceed \$4600.00 Motion seconded by Director Cook and passed. Motion carried.

LIAISON TO MUD

Director Duffy reported on M.U.D.

LIAISON TO WNGRA

Director Caulfield on WNGRA.

MAINTENANCE

Director Caulfield briefed the board on the current issues with maintenance.

SECURITY

Director Ayers reported on the monthly Security issues.

STRATEGIC PLANNING

Director Duffey reported on future developments.

UNFINISHED BUSINESS- None

NEW BUSINESS - None

QUESTIONS FROM RESIDENTS -

Patricia Zappa questioned how building lines were determined.

EXECUTIVE SESSION

The Board adjourned to executive session at 12:50 p.m.

Current legal proceedings were discussed.

The Board adjourned the executive session at 2:15pm and reconvened to regular session at 2:17pm.

President Maas made a motion to purchase a piece of property in Parkway.

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 April 17, 2023, 2023 WIA Board Budget Meeting}