

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

**MONTHLY MEETING**

*April 17, 2023*

**CALL TO ORDER**

Larry Maas called the meeting to order at 9:00 a.m. on Monday, April 17, 2023, at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Larry Maas, Randy Ayers, Dannie Byrd, Keith Caulfield, Melanie Cook, Phyllis Lavallais, Michael Duffey and Larry Westerdahl. None were absent. Others present were Executive Director Lisa Hayman, Kathy Samperi, David Beving, John Dagleish, Patricia Zappa, Kevin and Maria Brashear, Kris Eastham, Rudy Alvarez, Trista Byrd, and MaryAnn Oller.

SPECIAL GUEST – Kris Eastham

**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.

President Maas made a motion to purchase a piece of property in Park Forest Village for \$27,000. Motion seconded by Vice President Ayers and passed unanimously.

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}***