

# **WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

## **MONTHLY MEETING**

April 15<sup>th</sup>, 2024

### **CALL TO ORDER**

President Maas called the meeting to order at 9:00 a.m. on Monday, March 18<sup>th</sup>, 2024, at the WIA office. President Maas served as Chairperson of the meeting. Directors present included Larry Maas, Jamie Groskopf, Keith Caulfield, Mattie Licciardoni, Phyllis Lavallais, Melanie Cook, Randy Ayers, Rod Kirschner, and Tana Davis. Others present were Executive Director Lisa Hayman, Melissa Gill, Raymond Ramirez, Al Rincon, and Pat Zappa.

### **MINUTES PRIOR MEETINGS**

A motion to approve the March 18<sup>th</sup>, 2024, Meeting minutes made by Director Davis and seconded by President Maas. Director Cook asked for a correction to County and State Government. March 18<sup>th</sup>, 2024, minutes were then approved, and motion carried.

### **EXECUTIVE DIRECTOR**

Executive Director Lisa Hayman reported that the W.I.A. office is still collecting payments for 2023 annual charges. The W.I.A office has also worked on Invoices for the trailer storage area this month. We have been busy with 2024 pool pass as well, the bathrooms at the pool need to be cleaned up and restrooms painted. The W.I.A. office received a water bill for the fire station; this is the first time in 30 years that W.I.A. has received a water bill for the VFD from Waterwood MUD.

### **ARCHITECTURAL CONTROL BOARD**

Raymond Ramirez reported that the ACB has approved 8 small improvement applications over the past month. President Maas asked for an update on Greentree Village Block 5, Lots 17, 18. Raymond Ramirez that the property owner, is still not in compliance with the ACB requested changes for the project. This matter is being handed over to the Deed Enforcement Committee for further action. President Maas made a motion that no lot can be under brushed until property owner is ready to build and paid their capital improvement fee and their ACB large or small application has been approved, the motion was seconded by Director Groskopf. Three Directors not in favor, six Directors in favor Motion carried. President Maas also motioned that lot combination will not be recognized by Waterwood Improvement Association until property owner pays their capital improvement fee and has ACB approval. The motion was seconded by Director Groskopf, seven Directors in favor and two Directors not in favor Motion carried.

## **DEED ENFORCEMENT COMMITTEE**

Director Kirschner reported that Deed Enforcement did a golf course drive. Two violations were found. April drive was completed on 4/5 & 4/6 2024. The committee found twenty-three new violations; yard related violations & eleven violations have been cured. Twelve 209 letters and thirteen fine letters were mailed last month. In May they will be taking a boat ride to look at Waterwood properties from the lakeside. The Piney Point house has been turned over to legal due to no response to the 209 letter that has been sent. The new owner was informed in the 209 letter to clean the fire debris and remove the slab from the property.

## **COLLECTIONS**

President Maas reported that progress on collections is being made. We have been slowly reducing the amount properties that we turned over to the county for tax sale. San Jacinto County is only going to have two tax sales this year. There will be a tax sale in May. Our attorney has filed suit and received judgments on 33 properties out of the 137 properties that have been handed over to the county. Out of all the properties there are only 4 properties on the tax sale docket for May's tax sale. President Maas asked Mitchell to contact Rebecca Stonebush with Perdue Brandon to find out what is going on and how to get more of these properties on the tax sale. We have found out that this was all set by the county at the end of last year for this year, they scheduled two tax sales for 2024, one in April and one in September. We have been told to have a conversation with our county commissioner. To request more tax sales next year. Last month there were 43 properties on payment plans, this month there are 56 properties on payment plans. We had 25 properties under lawsuit status, now we have 33. We have 18 properties with balances of less than 0, and 22 properties paying in advance. Last month we had 752 properties paid for in full, this month we have 806 properties. The properties that have a balance less than \$ 850.00 but more than 0 decreased by 8 properties. In the last month we had 149 properties that have balances of one year (\$ 850.00) down to 97 properties. We have 115 properties that have a balance of more than one year of annual charges to 96. Also, we had 57 properties deeded to W.I.A. last month and now we have 60 properties that have been deeded back to W.I.A. MUD still has its 7 properties and Waterwood Partners has their 575 properties. Pat and I had put together 268, delinquent 209 letter 36 of the 209 letters had a due date of March 31, 2024, and 33 of those properties have been turned over to Mitchell due to no response. We have collected over 900 properties, so there are still just under 100 properties to be on track.

## **AUDIT/FINANCIAL**

President Maas reported that Lisa and I have been meeting with the audit firm. W.I.A. had a very challenging audit this last year. I'm going to sit down with Lisa later this week to go over things that Quick Books will not let fall off the bank reconciliation. For full transparency the 2022 audit is going cost an additional \$ 4,500.00, I have asked that the audit firm to charge us for the extra time put into this audit.



## **BY-LAWS AND COVENANTS**

Director Licciardoni reported that she is still working on getting the new website up and running and she is on track to have the rewrite of the BY-LAWS over to Mitchell in June for review.

## **COMMUNITY COMMUNICATIONS**

Director Cook reported that she thinks we need to have more positive things and less negative in the monthly newsletter, this may help with the community.

## **COMMUNITY SOCIAL EVENTS**

Director Lavallais reported that the spring fling went great, there were more Waterwood residents attending this spring fling than the year before. The fourth of July event will be held on July 6, 2024, with the day starting off at the pavilion and ending the day at the marina with fireworks. President Maas made a motion when residences have events at the pavilion or community room there will be a \$ 25.00 refundable deposit for the space. The motion was seconded by Director Davis. Motion carried. President Maas made a motion that a refundable deposit of \$ 100.00 will be required for the rental of tables and chairs . The motion was seconded by Director Davis, Motion carried.

## **LIAISON TO COUNTY AND STATE GOVERNMENT**

Director Cook reported that she attended Commissioner Court.

## **LIAISON TO EMS & VFD**

Director Davis reported that EMS received 3 calls in the last month with 2 transported. The transport percentage is 66%, the average response time 17:40 minutes. The W.I.A. Board of Directors had requested to have the VFD Chief and Assistant Chief attend the April 15, 2024, W.I.A. meeting to give a report on VFD progress. There were many questions regarding the growth of the VFD. The W.I.A. Board of Director expressed concern on the direction of the VFD. The responsibility of the VFD Chief and Assistant Chief were discussed at length, with speculation if the expectations are being met. The W.I.A. Board asked that all WVFD applications be considered and for the VFD to have contact with the applicants. W.I.A. would also like to see the training be conducted at the Waterwood fire station.

## **LIAISON TO MUD**

Director Groskopf reported that MUD had indicated they were going to contract with a 3<sup>rd</sup> party company for meter reading. This unfortunately is not going to happen because of the cost.

## **MAINTENANCE**

Director Caulfield reported that we need to repair the sprinkler system at 190 and Waterwood parkway, and flowerbed, the sprinkler system at 980 and Waterwood parkway. Director Caulfield made a motion that W.I.A. would use up to \$ 4,200.00 to repair the sprinkler system at the 190 entrances. The motion was seconded by Director Ayers, all in favor motion passes and carried. Director Caulfield made a motion that W.I.A. would use up to \$ 2,700.00 to repair the sprinkler system at the 980 entrances. The motion was seconded by Director Ayers, all in favor motion passes and carried. The WP2 sign needs to be repaired. Director Caulfield made a motion to repair the sign not to exceed \$ 2,800.00. The motion was seconded by Director Ayers, all in favor motion passes and carried unanimously. The playground repair estimate is in and the property owner that is responsible for the damage will be billed and has agreed to pay for the damage.

## **LIAISON TO WNGRA**

Director Kirschner reported that the golf tournament is sold out for the first time. There are one hundred & forty-four golfers. WNGRA will have two signs, one for the hole sponsors next to the sponsored hole. They need tournament volunteers. The Bullet Grill will provide food, and to are bringing their carts, to provide breakfast items for the morning. There will be a raffle and we are gathering prizes. W.I.A. will have two signs at the golf tournament to show the support that W.I.A. provides to WNGRA all year long. For prizes for the tournament, there will be cash not trophies this year. Under WNGRA maintenance the new storage building is finished and the bathrooms next to the storage building have been painted. The greens have been watered and the golf course has been fertilized. There was a plumbing problem, but that is being fixed.

## **LIAISON TO WATERWOOD WOMENS LEAGUE**

Director Lavallais reported the women's league yard sale will be held on April 27, 2024. They will be expecting donations between 7:00 am and 12:00 pm and between 6:00 pm and 7:00 pm.

## **SECURTIY**

Director Ayers reported that the cameras are up and running, and that the GPS on the vehicles has a motoring cost that is high, but we benefit from the GPS, so we are going to continue with the cost.

## **STRATEGIC Planning**

Director Groskopf reported that the new building plans are at the engineer's office. We should have the plans back soon and we can get started building. Director Groskopf attended the school facilities meeting. They had 40 people on the facilities list and only 5 of the 40 showed up. The COCISD is working hard on putting their bond package together. They are planning to add a \$0.03 tax increase for operations which will ultimately be decided by San Jacinto County voters. We will be heading to Commissioners Court on April 17, 2024, at 9:00 am for the Waterwood petition to establish ESD # 2. W.I.A. has collected 152 signatures from valid property owners that have been



submitted so we can request a hearing date. We would ask Waterwood residents and other residents in the proposed ESD # 2 district to come to Commissioners Court on April 17, 2024, to show your support. We would ask that as many residents in the proposed ESD # 2 district come show their support at the hearing, date to be determined. LCS Fiber project update, LCS has 208 customers and has yet to complete construction to Bassboat Village, The Villas and Park Forest. Projection is that the fiber project will be finished in June/July 2024.

**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. The meeting adjourned to Open Session.

**RETURN TO OPEN SESSION**

Meeting adjourned at 3:00 pm

\_\_\_\_\_ Date  
\_\_\_\_\_ President  
\_\_\_\_\_ Secretary

***Copies of approved and signed minutes are available at WIA administrative office {Preliminary Minutes – Until approved at the May 20<sup>th</sup>, 2024, 2024 WIA Board Meeting}***