

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**  
**MONTHLY MEETING**  
*May 15, 2023*

**CALL TO ORDER**

Larry Maas called the meeting to order at 9:00 a.m. on Monday, May 15th, 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, Michael Duffey and Larry Westerdahl. Dannie Byrd was absent. Others present were Executive Director Lisa Hayman, Kathy Samperi, David Beving, John Dalglish, Patricia Zappa, Kevin and Maria Brashear, Kris Eastham, Trista Byrd, Mary Ann Oller, Phillip Brown and Chilson.

**MINUTES FROM SPECIAL MEETING**

A motion to approve the May 6<sup>th</sup>, 2023, Special Meeting Minutes was made by Director Lavallais and seconded by Director Ayers. Unanimously approved and the motion carried.

**MINUTES PRIOR MEETINGS**

A motion to approve the May 15th, 2023, Meeting Minutes was made by Director Ayers and seconded by Director Caulfield. 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**

Kathy Samperi reported on ACB applications.

**NOMINATIONS**

Director Lavallais reported on the progress of the Nominations Committee.

**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

#20 PVF in the amount of \$3144.54 seconded by Director Ayers. Unanimously approved and the motion carried.

#28 CCE3 in the amount of \$3144.54 seconded by Director Lavallais. Unanimously approved and the motion carried.

#29 PVF in the amount of \$3144.54 seconded by Director Ayers. Unanimously approved and the motion carried.

#30 PVF in the amount of \$3144.54 seconded by Director Lavallais. Unanimously approved and the motion carried.

#31 LVE in the amount of \$3144.54 seconded by Director Duffey. Unanimously approved and the motion carried.

#32 WP2 in the amount of \$3144.54 seconded by Director Caulfield. Unanimously approved and the motion carried.

#34 CCE3 in the amount of \$3144.54 seconded by Director Duffey. Unanimously approved and the motion carried.

#36 CCE1 in the amount of \$3144.54 seconded by Director Cook. Unanimously approved and the motion carried.

#42 PPV in the amount of \$3144.54 seconded by Director Lavallais. Unanimously approved and the motion carried.

#71 PVF in the amount of \$3144.54 seconded by Director Ayers. Unanimously approved and the motion carried.

#97 CCE3 in the amount of \$3144.54 seconded by Director Duffey. Unanimously approved and the motion carried.

#165BH in the amount of \$3144.54 seconded by Director Ayers. Unanimously approved and the motion carried.

#190 GTV President Maas made a motion to authorize legal action for Deed Restriction Violation. seconded by Director Ayers. Unanimously approved and the motion carried.

President Maas made a motion to approve a Dedicatory Judgement in Bay Hill Motion seconded by Director Duffy. Unanimously approved and the motion carried.

### **BYLAWS AND COVENANTS**

Director Lavallais reported on Bylaws and Covenants

### **COMMUNITY COMMUNICATIONS**

Director Cook reported on communications.

### **COMMUNITY SOCIAL EVENTS**

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.

**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.

**EXECUTIVE SESSION**

The Board adjourned to executive session at 10:10 a.m.

Current legal proceedings were discussed.

The Board adjourned the executive session at 1:15pm and reconvened to regular session at 1:17pm.

Director Maas made a motion to Grandfather existing in operation Short Term Rentals in Waterwood. Three were in Favor. Four were opposed and the motion failed.

Director Maas made a motion to allow a grace period until September 9<sup>th</sup>, 2023, for existing in operation Short Term Rentals. Motion was seconded by Director Westerdahl. Seven Directors were in favor. One Director opposed the Motion carried.

**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** – Various questions from residents were answered.

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 June 19, 2023, 2023 WIA Board Meeting}***