

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

May 20th, 2024

CALL TO ORDER

President Maas called the meeting to order at 9:00 a.m. on Monday, May 20th, 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, David Beving, Pat Zappa, and Rudy Alvarez.

MINUTES PRIOR MEETINGS

A motion to approve the April 18, 2024, Meeting minutes made by Director Maas and seconded by President Davis. April 18th, 2024, minutes approved, and motion carried.

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported that on May 7, 2024, she attended the San Jacinto County Tax Sale. There were four pieces of Waterwood properties on the list for sale at the Tax Sale. Three of the four properties sold with the fourth property not off in the tax sale. Scott Ball and Friends of Livingston are going to be out at the Waterwood Marina to do the yearly planting. The W.I.A. office staff has been receiving between 20 and 30 property transfers per month. Also, if you have a drain in front of your home, please give a helping hand and clear the drain yourself rather than calling the office and asking for Maintenance to handle. This will help Waterwood MUD, Waterwood Improvement Association, and resident streets from flooding. The snap, crackle, pop, senior program is working out well, if you are on the list for this program do not get upset, we all just want to make sure everyone in Waterwood is healthy and safe.

ARCHITECTURAL CONTROL BOARD

Raymond Ramirez reported that the ACB had three small improvement project applications; one project approved to take debris out of the lake from property owners boat house.

DEED ENFORCEMENT COMMITTEE

Director Kirschner reported that Deed Enforcement did a golf course drive. Two violations were found. April drives were completed on 4/5/2024 & 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. If not taken care of, WIA will implement the Piney Point "Self-help clause found in the Piney Point covenants.

COLLECTIONS

President Maas reported that progress on collections is being made. We have received sixty payments this last month, there are nine hundred and fifty properties that have paid in full as of May 17, 2024. There are one hundred thirty-nine properties that have a balance greater than eight hundred and fifty dollars and 209 letters were sent out for these properties over the past month and a half. President Maas made a motion to file a lawsuit on Whispering Pine, Block 3, Lot 4. The motion was seconded by Director Ayers and motion carried. President Maas made a motion to file a lawsuit on Lakeview Estates Block 6, Lot 15. The motion was seconded by Director Ayers and motion carried. President Maas motion to file a lawsuit on Park Forest Village, Block 13, Lot 17, Whispering Pines #2, Block 2, Lot 11, and Whispering Pines #2, Block 2, Lot 12. The motion was seconded by Director Kirschner and motion carried. In addition, the properties in Waterwood that were sold at the May tax sale sold for less than the taxes owed so no excess funds are expected. President Maas motioned to allow him to attend San Jacinto County Constable Sales and allow him to bid on W.I.A. properties. Director Kirschner seconded the motion all in favor motion carried. President Maas motioned to amend the fine policy based on changes that have been made to 209.007 law. The motion was seconded Director Ayers all in favor motion carried.

AUDIT/FINANCIAL

President Maas gave an estimate of what the annual dues for 2024 based on the Engineering Construction Cost Index as of May 2024 could be around \$ 896.00 for single family and multi-family \$ 1344.00. The projected amount for the capital improvement fee is \$ 3,700.00, these are the projections for fees as of May 20th, 2024, for 2024. All the fees for annual charges will be set in October and billed November 01st, 2024.

BY-LAWS AND COVENANTS

None.

COMMUNITY COMMUNICATIONS

Director Cook reported that the newsletter was more positive this time. We are at the 6-month mark for the year. The W.I.A. Board of Directors asked Director Cook to update the W.I.A. HOA website to reflect changes in fees, governing documents and list of W.I.A. Board Members on the website.

COMMUNITY SOCIAL EVENT

Director Lavallais reported that thirty-six people attended the Cinco De Mayo trivia night for the month of May. Coming up in June there will be line dancing and a movie for the line dancing we will have Misty Hale teaching. The movie that will be playing is Dirty Dancing, Director Lavallais is hoping to provide popcorn for this event. The 4th of July event will be held on July 6, 2024, with festivities beginning at 11:00 am at the Pavilion and ending at the Marina after the fireworks show. The budget for the fireworks this year is \$ 4,000.00. There will be more information on vendors and activities coming soon.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Cook reported that she attended Commissioner Court they discussed the recent rain and flooding in San Jacinto County. Coldspring has declared a state of emergency and there was also information on how to apply for help from FEMA due to damage from the recent storms. There were 242 people from San Jacinto County that had to go and stay at the shelter. State bill twenty-two is asking for money to add another Asst. DA. It was reported that 93% of property owners in San Jacinto paid their property taxes for 2022. June is men's mental help month; the month is a time to highlight the challenges men face with mental health and the importance of seeking help.

LIAISON TO EMS & VFD

Director Davis reported that EMS received two calls, two transported, and the average responses time was 14:20 minutes. The Point Blank VFD will start training with the Waterwood VFD in Waterwood and the training will be about 4 hours long.

LIAISON TO MUD

Director Groskopf reported that MUD has made some progress on MUD's 7 lots with MUD posting the lots in the newspaper for auction/for sale. MUD's solution to the meter reading issues is to have a representative from MUD go with the meter readers to read the water meters in Waterwood. Waterwood MUD bills may be an issue, depending how many meter readings have been incorrect and for how long the meter has been read wrong. MUD is also going to replace bad water meters; they are hoping to replace between 10 to 20 a month.

MAINTENANCE

Director Caulfield reported that the sprinkler system at 190 and Waterwood Parkway as well as the sprinkler system at 980 and Waterwood Parkway have been repaired. Due to recent weather W.I.A. has had forty-seven downed trees costing a little over \$ 10,000 dollars. We have been working on road repairs and crack sealing. Waterwood will be looking into purchasing a crack seal machine to fix or repair roads in Waterwood to help to make the roads last longer. Director Caulfield has a list of the road repairs that are needed in Waterwood. This project is a long-term project and will be included in the annual budgets when annual budgets are set. Director

Caulfield also wanted to thank Pat Zappa and Raymond Ramirez for all their help with trees and roads. With all the severe weather there have been some issues with the pool / pavilion area holding water. The restrooms at the pool have been painted and cleaned, they look great.

LIAISON TO WNGRA

Director Kirschner reported that the golf tournament was a success despite the weather challenge in the weeks leading up to the golf tournament. The WNGRA have plans to re-sod five greens and fix the bulkhead and other improvements. WNGRA will have hotdogs for sale at the pavilion for the 4th of July celebration on July 06, 2024.

LIAISON TO WATERWOOD WOMENS LEAGUE

Director Lavallais reported the women's league garage sale was a success. The Waterwood Women's League will be holding their bingo night in mid-October.

SECURITY

Director Ayers reported that security is doing an excellent job and is keeping up on wellness checks. Security has also been a huge help with all the storms and flooding. President Maas suggested that security have 10 to 15 mile an hour speed limit while patrolling in all the subdivision. Director Ayers has resigned as a W.I.A. Board member, with this being his last meeting. President Maas thanked Director Ayers for all he has done while on the W.I.A. Board of Directors.

STRATEGIC Planning

Director Groskopf reported that on June 26, 2024, the ESD hearing will be held at Commissioners Court. The potential school project has had no change. The trailer storage and vending machines are in the works. Director Cook and Executive Director Hayman will be helping with the multipurpose building.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

QUESTIONS FROM RESIDENTS

None

The meeting adjourned to Executive Session 1:00 pm.

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

The W.I.A. Board of Directors returned to open session at 3:30 pm.

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 June 17th, 2024, 2024 WIA Board Meeting}