

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

**MONTHLY MEETING**

*June 19, 2023*

**CALL TO ORDER**

Larry Maas called the meeting to order at 9:00 a.m. on Monday, June 19, 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 Kathy Samperi, David Beving, Rod Kirshner, Rick Harlow Mike Ross, and Rudy Alvarez.

**MINUTES PRIOR MEETINGS**

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

**EXECUTIVE DIRECTOR**

Executive Director Hayman was absent.

**ARCHITECTURAL CONTROL BOARD**

Kathy Samperi reported on ACB applications.

**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 #1 PFV in the amount of \$2242.34 seconded by Director Ayers. Unanimously approved and the motion carried.

#2 PFV in the amount of \$2699.24 seconded by Director Caulfield. Unanimously approved and the motion carried.

#3 WP2 in the amount of \$1714.79 seconded by Director Ayers. Unanimously approved and the motion carried.

**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. Director Lavallais made a motion that the Bylaw Changes be recorded in the county. Motion was seconded by Director Ayres all were in favor. The motion carried.

**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 reported 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** – None

**EXECUTIVE SESSION**

The Board adjourned to executive session at 11:50 p.m.

Current legal proceedings were discussed.

The Board adjourned the executive session at 12:15pm and reconvened to regular session at 12:17pm.

The meeting was adjourned at 12:30 p.m.

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

***Copies of approved and signed minutes are available at the WIA administrative office {Preliminary Minutes – Until approved at the July 17, 2023, 2023 WIA Board Budget Meeting}***