

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

June 19, 2024

CALL TO ORDER

President Maas called the meeting to order at 9:00 a.m. on Wednesday 19th, 2024, at the WIA office. President Maas served as Chairperson of the meeting. Directors present included Larry Maas, Jamie Groskopf, Keith Caulfield, Melanie Cook, Sam Butler, Rod Kirschner, Tana Davis, absent Phyllis Lavallais. Others present were Executive Director Lisa Hayman, Melissa Gill, Kathy Samperi, David Beving, Pat Zappa, Barbara Fithian, and James & Charlotte Schwebach. President Maas motion to have Rick Harlow take Mattie Licciardoni seat on the W.I.A. Board of Directors. The motion was seconded by Director Davis all in favor and motion carried. President Maas motion to have Sam Butler to take Randy Ayers seat on the W.I.A. Board of Directors. The motion was seconded by Director Davis all in favor and motion carried.

GUESTS AL RINCON & INVESTOR, PROPOSAL MARKET / GAS STATION

Al Rincon presented his investor proposal for market / gas station after a lengthy discussion, Al Rincon and the investor were told that the W.I.A. Board of Directors would discuss the proposal in executive session.

MINUTES PRIOR MEETINGS

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

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported that the pool is open, and the bathrooms at the pool have been painted. The office has sold 128 pool passes, the July 4th, 2024, event will be held on July 6th, 2024. We have been working on having everything we need for the ESD hearing, the hearing is on June 26th, 2024. Please come to the ESD hearing, Waterwood needs your support.

ARCHITECTURAL CONTROL BOARD

ACB appeal (a. Fithian) the ACB presented information regarding why Fithian's small improvement project was denied. Mrs. Fithian presented her appeal explaining in detail, the W.I.A. Board heard both parties. President Maas advised Mrs. Fithian and the ACB that the W.I.A. Board will discuss the appeal in executive session and notify Mrs. Fithian of their decision.

ACB appeal (b. Schwebach) the ACB presented information regarding why Schwebach's small improvement project was denied. Mr. & Mrs. Schwebach presented their appeal explaining in detail, the W.I.A. Board heard both parties. President Maas advised Mr. & Mrs. Schwebach and

the ACB that the W.I.A. Board will discuss the appear in executive session and notify Mr. & Mrs. Schwebach of their decision.

President Maas motion that pink and yellow signs must be posted on a steak within twenty feet of the curb when doing construction. The pink signs are for small improvements, the yellow signs are for larger improvements. If signs are not posted on properties during the duration of the construction, there will be a fine imposed on the property owner's account. The motion was seconded by Director Kirschner and unanimously approved motion carried. Kathy Samperi reported that the ACB had eight approvals and three denials.

DEED ENFORCEMENT COMMITTEE

Director Kirschner reported that Deed Enforcement did their drive on June 8th & June 11th, 2024. The Deed Enforcement Committee found ten new violations, mostly tree stumps and non-mowed grass. Fourteen violations have been cured and taken off the list. There are thirty-one Deed Enforcement letters that need to be sent out this month. Sixteen fines' letters are going to be sent out this month.

COLLECTIONS

President Maas reported that progress on collections is being made. The less than \$0 increased by 1, the paid in full has improved by 16, the \$0 to \$850.00 is down by 6. The properties that own \$850.00 for one year \$850.00 has improved by 5 and the properties that own more than one year has improved by 4. President Maas motion to take legal action on Bassboat Village Block 17, Lot 3, the motion was seconded by Director Caulfield and unanimously approved motion carried. President Maas motion to take legal action on CCE # 3, Block 5, Lot 22. The motion seconded Director Davis unanimously approved motion carried. President Maas motion to take legal action on Lakeview Estates Block 1, Lot 4. The motion seconded by Director Kirschner and unanimously approved motion carried. President Maas motion to take legal action on Park Forest Village Block 8, Lot 71. The motion was seconded Director Kirschner and unanimously approved motion carried. President Maas motion to take legal action on WPV # 2 Block 5, Lot 4. The motion was seconded by Director Davis and unanimously approved motion carried. President Maas motion to take legal action on GTV Block 1, Lot 13. The motion was seconded by Director Butler and unanimously approved motion carried. President Maas motion to take legal action on Lakeview Estates Block 4, Lot 19. The motion was seconded by Director Kirchner and unanimously approved motion carried. President Maas motion to take legal action on WPV # 2 Block 3, Lot 26. The motion was seconded by Director Groskopf and unanimously approved motion carried. President Maas motion to take legal action on Park Forest Village Block 2, Lot 28. The motion was seconded by Director Butler and unanimously approved motion carried. President Maas motion to take legal action on Lakeview Estates Block 2, Lot 53. The motion was seconded by Director Davis and unanimously approved motion carried. President Maas motion to take legal action on Park Forest Village Block 4, Lot 18. The motion was seconded by Director Caulfield and unanimously approved motion carried. President Maas motion to take legal action on WPV # 2

Block 6, Lot 13. The motion was seconded by Director Butler and unanimously approved motion carried. President Maas motion to take legal action on Bay Hill Block 4, Lot 6. The motion was seconded by Director Groskopf and unanimously approved motion carried.

AUDIT/FINANCIAL

President Maas provided an update on the 2024 budget and comparisons of YTD actuals vs budget.

BY-LAWS AND COVENANTS

None.

COMMUNITY COMMUNICATIONS

Director Cook reported that she has been working on the W.I.A. website to get it updated. Director Kirschner reported that he's found a new web designer and will be working on getting that started.

COMMUNITY SOCIAL EVENT

Executive Director Lisa Hayman reported on Independence Day celebration will consist of morning activities, starting at 11:00 am with a golf cart parade. WNGRA will be selling hamburgers, hotdogs and chips at the pavilion. The VFD will also sell cotton candy, first aid kits and sunglasses for the kids. The Kona snow cone truck will also be selling snow cones. Evening activities will be held at the marina, there will be food vendors, Greg Riley as DJ. There will be porta potties, and a hand washing station location at the marina. Fireworks begin at dark and will be lit by property owner Derek Gill.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Cook reported that she attended Commissioner Court May 15, 2024, there were two agenda items. One consideration, discussion and possible votes to approve actions and purchases as necessary in response to recent flood events disaster no: 24-0014. Two consideration, discussion and possible vote to approve bond renewal/new(s) for San Jacinto County treasurer DRC1010852. The court reported on shelter numbers, people housed 242, 194 validated, Commissioners voted to apply for aid proactively. FEMA validations are being done via zoom; FEMA resources can be found at www.fema.gov-guides available online. So far \$ 4,432,236.00 has been reported in damages. On Friday, May 10, 2024, the TRA released 100k cubic feet of water from the Livingston Dam in the am, and 130k cubic feet is being released by the pm hours.

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 Bassboat Village flooding issues are a big problem facing MUD. Director Groskopf has not heard any updates on standby fee application, will follow up. MUD's push for state load program with lower interest rates than bond issue for well and lift station rehab. The seven lots due to W.I.A. were due for bid by June 14, 2024. We are awaiting the outcome, W.I.A. declined to bid due to deed offer without warranty.

MAINTENANCE

Director Caulfield reports that W.I.A. hired A & L Asphalt for several major disaster related paving & culvert repairs. Federal money for all the damages, Director Caulfield is working with and through Mark Nettuno to get FEMA money for roads/paving/culverts. There is uncertainty regarding strategy on trees/debris, working through SBA for possible loan to mitigate the pool/pavilion surface drainage problems. The pool reopened on June 7th, 2024, playground equipment vendor is in process of fabricating repair equipment, eta is three weeks. With Director Ayers departure, there is a need for a Timberlake liaison immediately, as well as a Facilities backup.

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.

SECURTIY

None.

STRATEGIC Planning

Director Groskopf reported on primary long-term goals: balance budget, make Waterwood more desirable for current and prospective residents, build long-term value into the community and increase the benefits and rate of return from investment reserves. Director Groskopf also reported on the Emergency Services District # 2 project. The hearing for ESD # 2 has been set for June 26, 2024, 10:00 am at SJCO Commissioners Court. The COCISD school property offer has no

new development from last month. Waterwood development program items. The vending machines are approved funding up to \$ 25,000.00 the location will be at the Pavilion/Pool area, timeframe is 3 – 6 months. Trailer/RV storage lot improvements are approved, we have received quotes for buildings, fencing, sitework, and gravel. Home construction pilot program is also an approved program this will consist of three homes. The project will require checking the title and selecting properties. In addition, selecting thirty additional properties from W.I.A. portfolio to advertise complete home per-construction packages with lot, home plan, and mortgage options. Director Groskopf is awaiting a meeting with multiple lenders about turn-key mortgage packages.

The preferred option would be to use three of the seven properties expected from MUD district, if possible, neighborhood for the initial focus will be CCE1/3, and WP2. The multipurpose building construction the foundation engineer is waiting on structural engineer, the structural engineer is waiting for Director Groskopf to detail scope of work. Would like to start ASAP and coordinate with the home construction pilot program to save resources and reduce costs with subcontractors. Director Groskopf proposed two new Class-A development program projects. A 24-30 spot RV park was proposed for the area between the WIA office and Pavilion. The proposed budget was \$500,000. Approved unanimously. A mini-mart store was proposed for the WIA office conference room once the new Multi-Purpose Building is completed. An initial budget of \$50,000 was proposed. Approved unanimously.

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 July 15th, 2024, 2024 WIA Board Meeting}