

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
July 17, 2023

CALL TO ORDER

Larry Maas called the meeting to order at 9:00 a.m. on Monday, July 17, 2023, at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Larry Maas, Keith Caulfield, Melanie Cook, Dannie Byrd, Phyllis Lavallais, and Larry Westerdahl. Directors absent: Randy Ayers and Mike Duffy. Others present were Executive Director Lisa Hayman, Kathy Samperi, David Beving, Patricia Zappa, Kris Eastham, Phillip Brown and Aiman Albasharat & wife, Rod Kirschner, and Rudy Alvarez.

MINUTES PRIOR MEETINGS

A motion to approve the July 19th, 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 calls received from the fire department, EMS, and Security concerning the landing of Life Flight at the marina. People from the neighborhood come to watch Life Flight land and take off and are impeding on the area making it dangerous for Life Flight to land and take off. Life Flight has asked that the neighborhood be notified of this issue and to refrain from getting near the landing area.

ARCHITECTURAL CONTROL BOARD

Kathy Samperi reported on ACB applications four (4) were approved and four (4) were disapproved.

Guest – Aiman Albasharat appealed to the WIA Board after being denied by the ACB concerning setback lines and a carport. After a very lengthy discussion, concerning a variance, Director Lavallias made a motion asking that the board abide by the recorded deed restrictions set forth concerning variances that should only be given for a hardship and not approve his request for an 8-foot variance. Motion was seconded by Director Caulfield and passed by a vote of four (4) in favor and two (2) against. Motion carried.

After another very lengthy discussion by Mr. Albasharat concerning the placement of the carport, Director Caulfield made a motion to grant Mr.

Albasharat the eight (8) foot variance and build a 20 (twenty) foot carport over the front building line. Motion seconded by Director Cook and passed by a vote of four (4) to one (1). Motion carried.

NOMINATIONS

Director Lavallais reported on the progress of the Nominations Committee and reminded those in attendance that paperwork to run for the WIA board is due by August 1, 2023.

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 Lakeview Estates, Block 2, Lot 5 in the amount of \$3202.50 seconded by Director Westerdahl. Unanimously approved and the motion carried.

President Maas made a motion to file a deed restriction violation on 22530 Bayview Circle seconded by Director Lavallais. Unanimously approved and the motion carried.

President Maas made a motion to file a deed restriction violation on 26608 Quail, seconded by Director Lavallais. Unanimously approved and the motion carried.

President Maas made a motion to authorize legal action on Country Club Estates 3, Block 2, Lot 8 in the amount of \$3378.54 seconded by Director Westerdahl. Unanimously approved and the motion carried.

President Maas made a motion to authorize legal action on Whispering Pines, Block 12, Lot 37 in the amount of \$1714.79 seconded by Director Westerdahl. Unanimously approved and the motion carried.

President Maas made a motion to authorize legal action on Whispering Pines 2, Reserve F, Lot 19 in the amount of \$1749.55 seconded by Director Westerdahl. Unanimously approved and the motion carried.

BYLAWS AND COVENANTS

Director Lavallais reported on Bylaws and Covenants

President Maas presented several By-Law changes to be presented to the membership that will be mailed to all of the members for a vote.

They are as follows:

President Maas made a motion, seconded by Director Westerdahl, to add “all new construction of homes must include a garage”. Motion carried.

President Maas made a motion, seconded by Director Westerdahl, to add “the acceptable types of materials on all new accessory buildings and any additions being added to home or property.”. Motion carried.

President Maas made a motion, seconded by Director Caulfield concerning Heavy Haul Pickup. Property owners or renters will need to stop in the office and complete a form and pay \$10 for items to be removed on Heavy Haul Day. The fee for Heavy Haul is now \$10 for all legal heavy haul items that you put on your burb. If you do not come in, complete the form and pay the \$10, your items will not be picked up. 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 that she was unable to attend the Commissioners Court meeting.

EMS AND FIRE DEPT

President Maas reported on the Fire department and Ems.

LIAISON TO MUD

In the absence of Director Duffy, no report was given.

LIAISON TO WNGRA

Director Caulfield reported on WNGRA.

MAINTENANCE

Director Caulfield briefed the board on the current issues with maintenance.

EXECUTIVE SESSION

The Board adjourned to executive session at 1:03 p.m.

Current legal proceedings were discussed.

The Board adjourned the executive session at 1:25pm and reconvened to regular session at 1:26pm.

SECURITY

In the absence of Director Ayers, no report was given.

STRATEGIC PLANNING

In the absence of Director Duffey, no report was given.

UNFINISHED BUSINESS- None

NEW BUSINESS - None

QUESTIONS FROM RESIDENTS - None

Meeting adjourned at 2:45 p.m.

_____ Date
_____ President
_____ Secretary

Copies of approved and signed minutes are available at the WIA administrative office {Preliminary Minutes – Until approved at the August 21, 2023, 2023 WIA Board Meeting}