

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

July 15, 2024

CALL TO ORDER

President Maas called the meeting to order at 9:00 a.m. on Monday July 15, 2024, at the WIA office. President Maas served as Chairperson of the meeting. Directors present included Larry Maas, Jamie Groskopf, Keith Caulfield, Melaine Cook, Sam Butler, Rod Kirschner, Rick Harlow, and Phyllis Lavallais. Others present were Executive Director Lisa Hayman, Melissa Gill, Kathy Samperi, Mike Ross, Raymond Ramirez, Rudy Alvarez, Christel Butler, David Beving, and Pat Zappa.

MINUTES PRIOR MEETINGS

A motion to approve the June 19th, 2024, Meeting minutes made by President Maas and seconded by Director Butler. June 19th, 2024, minutes unanimously approved, and motion carried.

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported that the pool, pavilion and park area including the barbecues open at 6:00am and close at 9:00pm. Please have your belongings packed up and in your vehicle by 9:00pm. Also, if property owners hire a contractor to cut trees, please have the contractor take the tree debris when work is completed. The leaves and limbs pickup are for regular yard maintenance waste. This would consist of leaves and grass cuttings that are bagged up and put on the curb in front of your home. The limbs should be no more than three inches around and no more than four feet long. The trash / dump area was closed after Hurricane Beryl. This was not because of the power issue; the trash was over full and needed to be picked up. There was a delay in trash services because of the storm, WIA provided an extra 40-yard dumpster for overflow trash in the days post Hurricane. There was some resistance that refused to expend the trash / dump area was closed and dropped their trash in front of the trash gate. This kind of behavior can result in fines and suspension of your trash privileges for a period or permanently, it is illegal dumping.

ARCHITECTURAL CONTROL BOARD

Kathy Samperi reported they received an application for a patio on Rantoul the ACB has asked for more information. There is a new fence on Darkwood that was approved, a handrail on Oakland Hill that needed to complete on application. There is a new building (house) on Peach that needs to submit a plot plan, there is a garage extension and walkway on Stowe Pl that was approved. On Rantoul there was an application that was denied for a metal patio cover. There

was a paint color that we need to be reviewed but that the paint color is the same as other in that area that we have approved.

DEED ENFORCEMENT COMMITTEE

Director Kirschner reported that Deed Enforcement completed the waterfront drive on July 2, 2024. Thank you to Sam and Christel Butler for the boat ride. There were Four issues found. The first issue is bulkhead needing repair and backfill to prevent further erosion. A 209 letter was sent for the bulkhead and for sale sign. Painting of the boathouse and shore buildings are needed, and a catamaran at Villas. Drive scheduled for July 8 & 9, 2024 postponed due to the hurricane and cleanup. We will reschedule the drive for August. Properties that have received 209 letters that are expiring will be looked at the week of July 15, 2024. All 209 letters and fine letters have been sent out; 11 properties are due to be turned over to the attorney's office for collection. Director Kirschner made a motion to turn over property on Hann Pl to the attorney's office for further action for deed violations. The motion was seconded by Director Groskopf, unanimously approved. Director Kirschner motion to turn over property on Quail to the attorney's office for further action for deed violations. The motion was seconded by Director Groskopf, unanimously approved. . Director Kirschner motion to turn over property on Quail to the attorney's office for further action for deed violations. The motion was seconded by Director Caulfield, unanimously approved. . Director Kirschner motion to turn over property on Orchid to the attorney's office for further action for deed violations. The motion was seconded by Director Groskopf, unanimously approved. . Director Kirschner motion to turn over property on Rantoul to the attorney's office for further action for deed violations. The motion was seconded by Director Caulfield, unanimously approved. . Director Kirschner motion to turn over property on Natawaka to the attorney's office for further action for deed violations. The motion was seconded by Director Caulfield, unanimously approved. Director Kirschner motion to turn over property on Natawaka to the attorney's office for further action for deed violations. The motion was seconded by Director Caulfield, unanimously approved. Director Kirschner motion to turn over property on La Jolla to the attorney's office for further action for deed violations. The motion was seconded by Director Butler, unanimously approved. Director Kirschner motion to turn over property on Poland Springs to the attorney's office for further action for deed violations. The motion was seconded by Director Harlow, unanimously approved.

COLLECTIONS

President Maas reported that WIA bid on two properties (Lakeview Estates and Park Forest) at the July 2, 2024, San Jacinto Constable Sale. As of July 12, 2024, we have 121 delinquent properties, 1 marked for Constable Sale, 29 properties marked for Tax Sale, 45 properties that have Lawsuits, 58 properties that are on payment plans. There are 19 properties that own less than 0, 896 properties that have a zero balance, there are 28 properties that owe less than \$850.00 but more than zero and 61 properties that owe more than \$850.00. In addition, WIA owns 77 properties, MUD owns 7 properties and WWP owns 575 properties. President Maas

made a motion to authorize legal action on Lakeview Estates, Block 2, Lot 57, for delinquent assessments of \$3,680.31. The motion was seconded by Director Harlow, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Whispering Pines Village # 2, Block 1, Lot 7, for delinquent assessments of \$1,082.96. The motion was seconded by Director Kirschner, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Whispering Pines Village # 2, Block 6, Lot 29, for delinquent assessments of \$1,082.96. The motion was seconded by Director Butler, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Country Club Estates # 1, Block 6, Lot 22, for delinquent assessments of \$1,082.96. The motion was seconded by Director Groskopf, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Whispering Pines Village # 2, Block 3, Lot 1, for delinquent assessments of \$1,082.96. The motion was seconded by Director Butler, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Park Forest Village, Block 12, Lot 10, for delinquent assessments of \$1,082.73. The motion was seconded by Director Kirschner, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Lakeview Estates, Block 5, Lot 16, for delinquent assessments of \$1,082.73. The motion was seconded by Director Harlow, unanimously approved, and motion carried. President Maas motioned to authorize legal action on Park Forest Village, Block 8, Lot 43, for delinquent assessments of \$1,082.73. The motion was seconded by Director Groskopf, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Greentree Village 11a, Block 9, Lot 3, for delinquent assessments of \$1,082.96. The motion was seconded by Director Butler, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Lakeview Estates, Block 2, Lot 55, for delinquent assessments of \$2,294.47. The motion was seconded by Director Kirschner, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Park Forest Village, Block 3, Lot 2, for delinquent assessments of \$1,082.96. The motion was seconded by Director Caulfield, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Bassboat Village, Block 15, Lot 4, for delinquent assessments of \$1,082.96. The motion was seconded by Director Caulfield, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Greentree Village # 11a, Block 9, Lot 18, for delinquent assessments of \$1,082.96. The motion was seconded by Director Butler, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Whispering Pines Village # 2, Block 4, Lot 10, for delinquent assessments of \$2,256.42. The motion was seconded by Director Harlow, unanimously approved, and motion carried. President Maas made a motion to authorize legal action on Bay Hill, Block 5, Lot 11, for delinquent assessments of \$1,082.96. The motion was seconded by Director Cook, unanimously approved, and motion carried.

AUDIT/FINANCIAL

President Maas reported on profit & loss YTD versus the full year budget and full year forecast of the budget. A document will be attached.

BY-LAWS AND COVENANTS

Director Cook is working on the Bay Hill subdivision – By-laws & Covenants.

COMMUNITY COMMUNICATIONS

Director Kirschner reported on the WIA new website. Director Cook reported that she is working on getting all the fees and information updated on the old WIA website.

COMMUNITY SOCIAL EVENT

Director Lavallais reported trivia night will be held on August 9, 2024, at the WIA office. Happy hour will begin at 6:00 pm and the game begins at 7:00 pm. There will be hot and cold snacks, please bring your own drinks.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Cook reported that she attended Commissioners' Court on June 26, 2024. The Sheriff/Constable fees report was approved, lease extended with TX Facilities, HSC and DEPS. Judge Faulkner and Commissioner Nettuno designate DETOG board members, Tom Brandon BH lots combined. The salvage equipment, computers, office chairs, etc. Was approved. The benefit pool corrections, medical, vision, dental was approved. A refund for alcohol fee of \$150.00 to COCISD Ed Foundation banquet is cancelled due to shelter being used for flood victims. OT pay for employees who worked during the disaster and recovery was approved. The disaster ended June 4, 2024. Also, at the ESD #2 hearing Director Cook counted 48 people from Waterwood. Troy-SJCAD tax relief deadline is August 13, 2024, using form 50-312, available at sjcad.org, where more information is available.

LIAISON TO EMS & VFD

Director Groskopf reported that EMS meeting with Allegiance regarding long-term options (Lisa/Jamie). A new Firefighter has joined the WVFD (James Shannon) he is fully trained and works opposite shift from Patrick Marshall. The WVFD also has 3 trainees that have joined, they are Marvin Lutz, Ron LaBaff and Ed Kile. Recovery from the storm had the WVFD busy with clearing fallen trees from roadways. The brush truck passenger mirror broke during tree work and needs to be replaced. The chainsaws need maintenance due to the heavy tree work from the storm. Carole Magee and the WVFD Auxiliary spent many hours distributing food and supplies to the community. The Houston food bank donated boxes of dry foods, donations of cases of water, bags of ice and hot meals from the Salvation Army were also provided. MUD VFD customer donations increased to \$3.00, total for May \$1,045.00. EMS had 3 WIA calls 3 were transported with an average response time of 17:29 minutes.

LIAISON TO MUD

Director Groskopf reported that Bassboat Village flooding issues appear to have improved after some work on silted up drainage culverts. The grinder pump rate order is still charging, and not servicing. This was addressed at the MUD meeting. Director Measamer stated that the standby fee process is still in the works. The MUD district is pushing for a state loan program with lower interest rates than bonds for new well and lift station rehab. This is MUD's primary focus for infrastructure rehab. The 7 lots due to WIA for delinquent assessments have gone to public offering process and are now being deeded to WIA through WIA's attorney, this is per request of MUD. The VFD finally implemented \$3.00 in June 2024 donations were \$1,043.00 for May 2024. Operations of MUD after the storm water supply generator ran out of fuel, which caused low to water for several hours. Boil water notice was put effect, the sewer plant does not have a generator. The sewer plant system was full and overflowing.

MAINTENANCE

Director Caulfield reported that he attended the workshop with FEMA Recovery Scoping meeting regarding April 26, 2024, flood #4871. Must file with insurance company before applying with FEMA. If damages (flooding) are a named storm or hurricane, insurance deductible is 50k. If from regular storm, rainfall, is much less. 09/10/24 (60 days) is the last day to file. Director Caulfield wasn't sure if they were talking about Beryl or still referring to the April 26th flood. Accomplishments, A & L Asphalt will be finishing up several projects related to the May storms disaster in the next 2 weeks. FEMA money has been applied for last month through Precinct 4. Applying for SBA loan for pool damages, sprinklers systems at both subdivision entrances (190 & 980) have been refurbished. Looking for a volunteer to program the sprinkles and make sure all is in working order. The playground repairs are complete except for new mulch, the new mulch was delayed because of the hurricane. Director Caulfield obtained a quote for a barrier in WP#2, the contract for this project was awarded to Ron Labaff. Director Caulfield wants to thank the new team members in Maintenance Sam Butler for Facilities, Pat Zappa for Timberlake Inspection, and Larry Maas for Timberlake Liaison. Hurricane report the tree situation is slowly improving. On the day of the storm board members and community volunteers got the streets passable within a few hours. There is still a lot of work that needs to be done to clear derby, Timberlake was not able to come to Waterwood for a week after the storm due to their employees unable to get out of their own subdivisions and need fuel and very little being available after the storm because of lack of power. Ray Norman will be helping with the removal of trees and debris and Timberlake will be helping with this task as well. The garbage situation is frustrating but we're doing all we can do. Director Butler reported that the AC unit at the WIA office and the VFD station need to be replaced. Director Butler has obtained 2 bids with a 3rd one coming soon, the propane tank at the WIA office has been filled and will be on schedule for maintenance.

LIAISON TO WNGRA

Director Kirschner reported that the WNGRA old pump has been sent out to have the motor repaired. The sod project for the four greens has been postponed. This is because water can't be regulated, there were seven trees lost on the golf course due to the hurricane. The second quarter member meeting was scheduled for Sunday July 14, 2024, but due to the hurricane the meeting has been rescheduled for Saturday July 20, 2024, at the WIA office. Nominations for board members will be taken at the meeting.

LIAISON TO WATERWOOD WOMENS LEAGUE

None.

SECURTIY

Director Harlow reported that there were 2 incident reports last month regarding closing time of the Pool/Pavilion. The Pool/Pavilion opens at 6:00am and closes at 9:00pm, Director Harlow has done a ride along with security officers Jason, Derek, and Crag to get to know the officers and their routine. President Maas let Director Harlow know that all security vehicles have GPS, Security needs to be reminded to watch their speed when driving in Waterwood including Waterwood parkway. Bodycams must be on when officers interact with residents or leaving the vehicles.

STRATEGIC Planning

Director Groskopf reported on primary long-term goals, these goals are a balanced budget, make Waterwood more desirable for current and prospective residents, and build long-term value into the community. Also increase the benefits and rate of return from investment reserves. Emergency services district #2 project update the original petition terminated; new petition submitted on July 2, 2024, with MUD boundaries only. The ESD hearing has been set for August 7, 2024, at 10:00 am at SJCO Commissioners Court, the opposition appears to have ended. The Coldspring ISD school property offer has no new developments from last month. Waterwood Development Program items, Vending Machine (Approved) this is a Class-A project, repaid with expected profit is approved funding for \$25,000. The vending will be located at Pavilion/Pool, the timeframe is 3-6 months, we are awaiting selection of machines. Trailer/RV storage lot improvements (Approved) this is a Class-A project, repaid with profit. Update clearing and leveling work scheduled and was delayed with the hurricane. Update for home construction pilot program is (Approved) process for property availability and contracts being evaluated by legal. RV Park Development (Approved) Class-A project update survey has been ordered and drainage engineer scheduled. Mini-mart/micro store (Class-A project) after multipurpose building is built, update heating and air conditioning will be evaluated to see if additional capacity is needed. I will coordinate with the facilities before the old system is replaced.

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 5:00 pm.

Meeting adjourned at 5:00 pm

_____ Date

_____ President

_____ Secretary

Copies of approved and signed minutes are available at WIA administrative office {Preliminary Minutes – Until approved at the August 19th, 2024, 2024 WIA Board Meeting}

Waterwood Improvement Association, Inc.
Profit & Loss

May 2023

	FY Budget 2024	June YTD Actual	Latest Forecast	FYB vs LF Fav / (UnFav)
Income		\$850		
4030 · Annual Charges	1,123,700	1,123,700	1,123,700	0
4032 · Interest/Divs - Bond Portfolio	150,000	83,842	150,000	0
4034 · Interest - Annual Charge	0	7,518	10,000	10,000
4036 · Interest Income	0	21,917	36,100	36,100
4037 · FNB Int on MM Account	1,500	2,767	3,000	1,500
4040 · Recoveries	40,000	31,222	40,000	0
4045 · Contributions/Donations	3,000	1,500	3,000	0
4050 · Capital Improvement Charges	12,800	0	0	(12,800)
4054 · Property Transfer Fees	12,000	12,600	16,000	4,000
4060 · Gain/Loss - Sale of Assets	0	0	0	0
4061 · Unrealized Gain/Loss on Securities	0	0	0	0
4064 · Fireworks Donations	4,000	2,985	3,800	(200)
4072 · Payment Plan - Admin Fee	0	2,050	2,050	2,050
4074 · WNN Ads	100	20	20	(80)
4099 · Other Income - Miscellaneous	300	2,030	2,000	1,700
4101 · Trailer Park Fee	2,400	240	240	(2,160)
4102 · Pool Pass Fee	3,200	2,800	3,000	(200)
4104 · Swimming Pool Replacement Card	0	150	150	150
4105 · WWP - Lot Sales	0	200,000	231,222	231,222
4107 · Fines - Deed Restrictions	0	31,471	31,500	31,500
49900 · Uncategorized Income	0	0	0	0
49910 · Returned Check Charges	0	0	0	0
Total Income	1,353,000	1,526,812	1,655,782	302,782
Expense				
6013 · Vehicle Fuel	13,000	7,934	15,868	(2,868)
6015 · Vehicle Repair & Maint.	5,000	4,580	9,160	(4,160)
6010 · Vehicle Expense - Other	400	0	0	400
6020 · Bad Debt Expense	273,700	123,200	169,150	104,550
6034 · Office Bldg R & M	1,500	2,823	5,646	(4,146)
6038 · Building Licences & Permits	0	0	0	0
6042 · Fireworks Expense	4,000	500	4,500	(500)
6044 · Decorations	1,500	0	0	1,500
6046 · Socials	7,000	7,012	10,000	(3,000)
6040 · Community Events - Other	2,500	0	0	2,500
6050 · EMS Contract	96,253	48,126	96,252	1
6061 · Vehicle Liability	0	45	90	(90)
6063 · Employee Medical	3,600	2,081	4,162	(562)
6067 · D & O Liability	28,500	0	28,500	0
6071 · Worker's Compensation	1,000	0	1,000	0
6129 · Grounds Maintenance	0	0	0	0
6130 · Other Ground Maint & Landscape	30,000	48,015	96,030	(66,030)

Waterwood Improvement Association, Inc.
Profit & Loss

May 2023

	FY Budget 2024	June YTD Actual	Latest Forecast	FYB vs LF Fav / (UnFav)
6140 · Grounds Maintenance Contract	141,000	61,328	122,656	18,344
6150 · Other Expense - Miscellaneous	3,000	1,087	20,000	(17,000)
6160 · Office Expense - Other	500	0	0	500
6162 · Credit Card Fees	1,000	(303)	1,000	0
6163 · Computer Equip & Software	8,000	10,419	20,838	(12,838)
6165 · Dues & Subscriptions	1,500	1,450	1,500	0
6167 · Janitorial	3,000	1,495	2,990	10
6171 · Office Machines	0	0	0	0
6173 · Postage & Shipping	8,000	4,298	8,596	(596)
6175 · Printing	1,250	0	1,250	0
6177 · Supplies	15,000	7,585	15,170	(170)
6161 - Contract Labor/Software Maint	600	0	600	0
6180 · Contract Labor	400	1,200	2,400	(2,000)
6190 · Payroll Expense	125,000	67,425	134,850	(9,850)
6214 · Auditing/Accounting	15,000	5,100	15,100	(100)
6216 - Consulting	0	0	0	0
6220 · Legal	125,000	67,094	134,188	(9,188)
6400 · Global Protection Service	220,000	119,443	238,886	(18,886)
6210 - Professional Fees - Other	1,000	0	0	1,000
6234 · Pool Maint & Chemicals	12,000	12,448	24,896	(12,896)
6240 · Road Repairs & Other Maint	40,000	127,000	254,000	(214,000)
6245 · Golf Course Maintenance	45,000	22,800	45,000	0
6250 · Small Tools & Equipment	0	0	0	0
6260 · Taxes Other	100	0	0	100
6262 · Federal Income Tax	3,500	7,328	7,328	(3,828)
6266 · Payroll Taxes	14,000	5,287	10,574	3,426
6270 · Real Estate Taxes	9,000	56,937	57,000	(48,000)
6275 · Collection Expense	0	0	0	0
6300 · Travel & Meals	1,800	3,983	7,966	(6,166)
6316 · Electricity	41,000	18,365	36,730	4,270
6318 · Garbage Pickup	30,000	19,155	38,310	(8,310)
6320 · Telephone & Comm	10,500	3,743	10,500	0
6324 · Water	3,500	1,623	3,246	254
6310 · Utilities & Services - Other	250	0	0	250
6325 · Mud Contribution	0	0	0	0
6410 · VFD - WIA Contribution	71,900	6,203	10,000	61,900
69810 · Bank Service Charges	0	0	0	0
69800 · Uncategorized Expenses	0	0	0	0
7200 · Sign Rental	0	0	0	0
Total Expense	1,419,753	876,809	1,665,932	(246,179)
	(66,753)	650,003	(10,150)	56,603