

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

August 21, 2023

CALL TO ORDER

President Maas called the meeting to order at 9:00 a.m. on Monday, August 21, 2023, at the WIA office. President Maas served as Chairman of the meeting. Directors present included Larry Maas, Keith Caufield , Melanie Cook, Dannie Byrd , Phyllis Lavallais. Directors absent Larry Westerdahl, Randy Ayers. Others present were Executive Director Lisa Hayman, Melissa Gill, Tana Davis, Mike Ross, David Beving, Patricia Zappa, Phillip Brown, Aiman Albasharat, Rod Kirschner, Rudy Alvarez, and James Schwebach.

MINUTES PRIOR MEETINGS

A motion to approve the July 17th, 2023, Meeting Minutes was made by President Maas and seconded by Director Cook. Unanimously approved, and the motion carried.

GUEST SPEAKER

Chris Eastman, with San Jacinto County emergency management reminder San Jacinto County burn ban until further notice. 400 acres have burned in San Jacinto County since August 2, 2023. Firewise suggests keeping your yard clear of pine needles and other dead debris.

EXECUTIVE DIRECTOR

Executive Director Hayman reported that the big trash sign on the automatic trash gate is gone, need to purchase another one. Residents are breaking down their boxes, thanks to the new signage about breaking down boxes.

ELECTIONS

President Maas: reported there are Four positions open on the board, with 7 candidates running for the WIA board of directors. Mailed ballots will be sent as absentee ballots. Absentee ballots

will be sent by USPS by September 8, 2023. Director Cook will have two volunteers to help count ballots. Food will be provided during and after the annual meeting and election.

ARCHITECTURAL CONTROL BOARD

President Maas reported only members of the WIA community can be appointed to the ACB, no WIA board members can be on the ACB per Texas law. The ACB members are Kathy Samperi and Mike Ross. The ACB needs one more member or more members. The ACB are the only ones that will approve or disapprove of a large improvement or small improvement project.

COLLECTIONS

Director Lavallais reported 140, 209 letters were mailed out, 115 of those letters are for property owners that owe more than \$800.00 in WIA dues. Additional letters will be mailed out to the 115 members. President Maas reported that WIA will not pay taxes on properties that have been deeded back to WIA and have mortgage liens on the properties. The properties need clean title, so they will be allowed to go into foreclosure with county. The properties will come back to WIA with a clean title.

AUDIT/FINANCIAL

President Maas presented the August year-to-date actuals vs. the 2023 Approved Full Year Budget, along with the latest forecast of the full year budget. Based on the Latest Full Year Forecast we are going to come in under budget (unfavorable) by 25,000 to 30,000 dollars with on our interest dividends and bond portfolio. Revenue will only be under in total by 2500.00 to 3000.00 dollars. Looking at the expense side there are a lot of + and -, with the biggest issue is legal. We are forecasted to be over budget by roughly 200,000.00. This year we have been in four lawsuits. One of the lawsuits is being dismissed, which should slow some of those expenses down. Without the legal overages we would be breaking even, Director Lavallais is working with Director Cook on the website, to make sure documents are recorded. Chairman Maas motion that three properties to file suit to foreclose, Director Lavallais seconded the motion. Unanimously approved and the motion carried.

FINES & FEES

President Maas discussed the WIA Fine Policy in accordance with the Texas Property Code 209 requirements. There are two kinds of acts considered - uncurable and curable. Examples of uncurable shooting fireworks, an act constituting a threat to health or safety, a noise violation

that is not ongoing, property damage, including the removal or alteration of landscape, and holding a garage sale or other event prohibited by a dedicatory instrument. Examples of curable parking violations, maintenance violations, the failure to construct improvements or modifications in accordance with approved plans and specifications, an ongoing noise violation such as a barking dog. If not corrected within a reasonable period, a fine shall be assessed. The Fine Policy will be mailed out with election absentee ballots. Property owners can't just pay the fine and not fix the issues. President Maas made a motion to adopt the WIA fines and fees policy as presented to the board. Director Ayers seconded the motion pass unanimously and the motion carried.

BY-LAWS AND COVENANTS

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

COMMUNITY COMMUNICATIONS

Director Cook reported on communication.

COMMUNITY SOCIAL EVENTS

In the absence of Director Westerdal, no report social.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Cook Reported on Commissioners Court.

LIAISON TO EMS & VFD

President Maas reported on the Fire department and EMS.

LIAISON TO MUD

In the absence of Director Duffy, President Maas reported on mud.

MAINTENANCE

President Maas gives a special thanks to Director Caulfield on getting Timberlake to mulch the shrub beds at 190 and the Parkway and at 980 and the Parkway. Director Caulfield reported on the current maintenance progress.

LIAISON TO WNGRA

No report was given.

SECURITY

Director Ayers reported on Security.

STRATEGIC PLANNING

In the absence of Director Duffy, President Maas reported on Strategic planning.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

QUESTIONS FROM RESIDENTS

None

EXECUTIVE SESSION

The board adjourned to executive session at 12:00 p.m.

Current legal proceedings were discussed.

Meeting adjourned at 3:30 p.m.

_____ Date

_____ President

_____ Secretary

Copies of approved and signed minutes are available at WIA administrative office {Preliminary Minutes – Until approved at the September 18, 2023, 2023 WIA Board Meeting}