

# **WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

## **MONTHLY MEETING**

August 19<sup>th</sup>, 2024

### **CALL TO ORDER**

President Maas called the meeting to order at 9:00 a.m. on Monday August 19, 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. Absent Director Phyllis Lavallais. Others present were Executive Director Lisa Hayman, Melissa Gill, Kathy Samperi, Raymond Ramirez, Rudy Alvarez, Christel Butler, David Beving, Pat Zappa, Wayne Fletcher, Louis Pabor, John Samperi, Kris Eastham, Ed Kile and Sue Kile.

### **MINUTES PRIOR MEETINGS**

A motion to approve the July 15<sup>th</sup>, 2024, Meeting minutes made by President Maas and seconded by Director Butler. July 15<sup>th</sup>, 2024, minutes unanimously approved, and motion carried.

### **EXECUTIVE DIRECTOR**

Executive Director Lisa Hayman reported that meals on wheels delivery was Friday 8/16/2024 and had between 11 – 12 orders. Lisa Hayman and Melissa Gill will be hosting Fall and Christmas crafts in the months of September, October, and November. This will not be hosted by WIA, this will be hosted by office staff on their own time. Materials will be provided by Lisa Hayman and Melissa Gill, the cost to participate will be \$10.00 - \$20.00. Things have been busy in the WIA office. President Maas and Executive Director Hayman have court on September 4<sup>th</sup>, 2024, in Montgomery County.

### **ARCHITECTURAL CONTROL COMMITTEE**

Kathy Samperi reported that the ACC approved five small improvement applications. One large improvement application for a new home that was approved.

### **DEED ENFORCEMENT COMMITTEE**

Director Kirschner reported that Deed Enforcement completed their drive on 8/12/2024 & 8/15/2024. Did not do a drive in July because of the storm. This was to give property owners the opportunity to clean up after the storm. The results of the drive are as follows; eleven new violations were found. GTV had five violations, WWP-1 had four violations, CC-1 had one violation and BH had one violation. There are nine properties that have been removed from the violation list, the violations have been cured. There will be 10, 209 letters sent out this week, there is 9 properties on violation list that will need to be checked on in September and 2 properties that

have been sent to Mitchell's office for 10-day demand letters, one property on Knottywood Ct & the other property on Bermuda Dunes.

### **COLLECTIONS**

President Maas reported that WIA received two deeds for properties, one in Lakeview Estates and one in Park Forest, from the San Jacinto County Constable Sale. As of August 12, 2024 (DNB) properties are at 121, Constable sale has one property, Tax Sale properties thirty-one, Lawsuits 43, Payment Plan 63. Properties that owe less than \$0 are twenty, properties that owe \$0 are 908, properties that owe less than \$850.00 but greater than \$0 are twenty-two, properties that owe \$850 are three, properties that owe more than \$850.00 are sixty-nine. President Maas made a motion to authorize legal action on Lakeview Estates, B 4, L 24, for delinquent assessments of \$1,331.22. The motion was seconded by Director Kirschner, motion unanimously carried. President Maas made a motion to authorize legal action on Whispering Pines Village # 2, B 10, L 18, for delinquent assessments of \$1,082.03. The motion was seconded by Director Caulfield, motion unanimously carried. President Maas made a motion to authorize legal action on Country Club Estates # 1, B 8, L 1, for delinquent assessments of \$1,082.96. The motion was seconded by Director Caulfield, motion unanimously carried. President Maas made a motion to authorize legal action on Country Club Estates # 1, B 3, L 26, for delinquent assessments of \$1,954.93. The motion was seconded by Director Caulfield, motion unanimously carried. President Maas made a motion to authorize legal action on Whispering Pines Village # 2, B 11, L 9, for delinquent assessments of \$1,977.19 The motion was seconded by Director Caulfield, motion unanimously carried.

### **AUDIT/FINANCIAL**

President Maas reported on profit & loss for July, account 6130 – other Ground Maintenance: \$6,445 – tree removal, storm & Piney Point clean up. Account 6163 – Computer Equipment & Software: \$11,003 – Cameras and need website. Account 6234 – Pool Maintenance & Chemicals: \$ 14,140 – standard pool maintenance and chemicals. Account 6240 – Road repairs: \$159,500.

### **BY-LAWS AND COVENANTS**

Director Cook reported that things are the same.

### **COMMUNITY COMMUNICATIONS**

Director Kirschner reported on WIA's new website. Director Cook reported that she is getting all the fees and information updated on the old WIA website. This new website will allow property owners to make payments online and will be available prior to the October annual meeting of the membership.



## **COMMUNITY SOCIAL EVENT**

Executive Director Hayman reported that August Trivia Night was successful. There were seven tables, and forty-two people. The Pool Party Swim Night will be on September 6<sup>th</sup>, 2024, it starts at 7:00pm. There will be free hotdogs, free buttered popcorn and there will be shark toys for kids to play with. Come out and watch Jaws and enjoy the evening with neighbors and friends.

## **LIAISON TO COUNTY AND STATE GOVERNMENT**

Director Cook reported that she attended Commissioners' Court on July 24, 2024. Summary as follows: Subdivision plat revisions, including Adamicks in Waterwood , RFP's for creating a database for Sanderson County, having to do with damaged structures from flooding, FEMA flooding management policy for flood resilience and mitigation. Commissioners Court, for August 7, 2024, 10 radio purchases approved/ratify, received radios that were not dual band at \$6,000.00 each, twenty radios are needed. There were 25 Sheriff/Constable fee reports given. SJC jail roof received three bids, August 6<sup>th</sup>, declared Nelly Hardin Day. There will be a prayer event on 8/11/2024 at 5:00pm at the courthouse. Appoint early voting ballot board judge alternate TE Jones. The central counting station personnel appointments were approved, purchase Hart equipment using election funds was approved. Stat information for election approved. Appointment of judges / alternates to complete a two-year term, electrical services and controls approved for \$5656.52. To replace flooring 4' x 4' cost \$3474.94. Cutting limbs at the courthouse and moving eight trees to the woods \$11,200. Bahia pipeline for precinct 3 road used and right of way permit issued.

## **LIAISON TO EMS & VFD**

Director Harlow reported that Waterwood had 3 EMS calls one transported, average responses time 17:10 minutes. Airbags installed on the brush truck for stability, water tank was limited to half full due to safety concerns. The tanker truck needs front tires, when Ed Kile's foot heals , this will be done. Training for fire is every Tuesday locally, and once a month joint training is held with Point Blake Fire Department. Equipment review continues and deficiencies will be resolved. The ESO program bill has not been paid in two years; the billing amount owed is over \$9,000. This program is the core tool used for accountability, training, validating grants and much more. Documents have been created to record personal responses and training stipends. Goals for WVFD are autonomous to transfer to ESD or MUD, fully staffed, fully trained, and equipped as needed. Director Groskopf reported that the ESD # 2 hear with San Jacinto County Commissioners Court went well and the proposed ESD # 2 will be on the November ballot. Make sure to come out and vote in November.

## **LIAISON TO MUD**

Director Groskopf reported complaints by two residents concerning grinder pump installations on joint use situations, potential other grinder pump issues with Pools Creek ASGI home area,

doing research. VFD Contribution from MUD raised to \$3.00, has been collected for 3 months now and has only paid WIA at the previous rate. Waiting for Precision explanation for discrepancy, WVFD owed approximately \$1,300, from June and July collections. The new rate order has been signed after several months of delay, and the 7 MUD properties have successfully been deeded back to WIA for back assessments.

## **MAINTENANCE**

Director Caulfield reported that A & L has finished several projects related to the May storms disaster, paving and culverts work is complete for the time being. FEMA money has been applied for, the SBA loan for pool damages have been applied for. The sprinkles at both entrances of Waterwood (190 & 980) have been refurbished. Director Caulfield asked for a volunteer for programing sprinkles and making sure ground stays wet at the Waterwood entrances. Playground repair has been finished, building a barrier to 4-wheelers in WP2. Facilities has a new Director, Sam Butler. The trees and debris have been cleaned up after Beryl, thank you Ray Norman. The heavy haul debris is also being removed by Ray Norman. Timberlake is trying to catch up with mowing. Grass needs to be re-cut as soon as possible. Per contract the contractor without additional compensation shall supplement the crew with additional staff when necessary to perform work in a timely manner.

## **FACILTIES**

Director Butler reported that he has three estimates for a new A/C unit for the WIA building and the VFD building. The A/C unit at the WIA building has a refringent leak, we have had to have Johnson Air out twice to recharge the A/C unit. WIA has been advised by Johnson Air that we need a new A/C unit. Director Butler made a motion to award this contract to Johnson air for \$8,900.00, for replacement and maintenance contact for the A/C unit. The motion was seconded by Director Kirschner, motion unanimously carried. There was a lengthy discussion regarding the VFD building A/C unit replacement. Director Butler made a motion to replace the A/C at the VFD building and award this contract to Johnson air for \$5995.00. With 10% contingencies if the A/C is to fail after the bid expires. The motion was seconded by Director Caulfield, motion unanimously carried.

## **LIAISON TO WNGRA**

Director Kirschner reported that the WNGRA greens have not been watered for two weeks due to leaks in pipes, this problem is being worked on currently. WNGRA is Seeking Leadership Nominations for next term. Alex Chrestopoulos, current Secretary/Treasurer, and Al Rincon, current President, will have to be fulfilled their commitments by the end of the year and stepping down from their roles at the end of the term. Ray Ramirez has been selected as Board Member Nomination Chairperson.



## **LIAISON TO WATERWOOD WOMENS LEAGUE**

None.

## **SECURTIY**

Director Harlow reported that there was a call for property damage at Putters Point, a vehicle with a broken window was turned over to the Sheriff's office. Need to replace the Nissan (Security truck). The Nissan currently has over 166k miles on it, this will need to be budgeted for next year's budget. We also had some changes in staff, we lost officer Woelfel and gained officer Almeida.

## **STRATEGIC Planning**

Director Groskopf reported that Coldspring-Oakhurst Consolidated School District, new school year is starting and will engage administration to keep Waterwood in the discussion for new school options. Waterwood Community Development Program approve tasks, trailer/RV storage area redevelopment, RV park development, have been put on hold pending legal review. Vending machines for the Pavilion (2) have been ordered, site pad in-works. Electrical upgrades are scheduled for the vending machines. The multipurpose building scheduled a meeting with the engineer to proceed with structural drawing. President Maas made a motion to amend the previously adopted motion made at the March 2024 regular monthly meeting regarding the Waterwood Community Development Program. The amendment is to add the wording "Prior to moving forward on any proposed project (i.e., RV Park, Covered Trailer Storage, House Construction, Convenience Store, etc.), a full set of project economics, detailed cost estimates including documented bids, funding sources, and all assumptions and variables shall be submitted for a vote of the WIA Board of Directors. Per Robert's Rules of Order - Article 35, a *second* is required to open discussion and debate on the amendment. The motion was seconded by Director Harlow, after discussion the motion unanimously carried.

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

None

## **QUESTIONS FROM RESIDENTS**

None

The meeting adjourned to Executive Session 11:00 am.

## **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 2:00pm

**RETURN TO OPEN SESSION**

The W.I.A. Board of Directors returned to open session at 2:00 pm.

Meeting adjourned at 3:35 pm

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

***Copies of approved and signed minutes are available at WIA administrative office {Preliminary Minutes – Until approved at the September 16<sup>th</sup>, 2024, 2024 WIA Board Meeting}***