

# **WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

## **MONTHLY MEETING**

September 18<sup>th</sup>, 2023

### **CALL TO ORDER**

President Maas called the meeting to order at 9:00 a.m. on Monday, September 18<sup>th</sup>, 2023, at the WIA office. President Maas served as Chairman of the meeting. Directors present included Larry Maas, Keith Caufield, Melanie Cook, Mike Duffey, Phyllis Lavallais, Randy Ayers. Directors absent Dannie Byrd, Larry Westerdahl. Others present were Executive Director Lisa Hayman, Melissa Gill, Ed Kile, Sue Kile, David Beving, Patricia Zappa, Phillip Brown, Rod Kirschner, Rudy Alvarez, Mattie Licciardoni, Patrick Marshall, Raymo, Ramirez, Jamie Groskopf, and James Schwebach.

### **MINUTES PRIOR MEETINGS**

A motion to approve the August 21, 2023, Meeting Minutes was made by President Maas and seconded by Director Ayers. Unanimously approved, and the motion carried.

### **GUEST SPEAKER**

None

### **EXECUTIVE DIRECTOR**

Executive Director Hayman reported that the big trash sign on the automatic trash gate is back up. Don't feed the dogs at the dump if you do then according to State statute you have adopted a new dog or dogs. Special thanks to Ed and Sue Kile, Mike Ross, Julie Gross and everyone else that helped with the annual meeting envelope stuffing and mail out.

### **ELECTIONS**

President Maas: reported Ballots for annual meeting are due back by 10-11-2023. Director Cook reported that bios are going out in the October monthly newsletter.

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## **ARCHITECTURAL CONTROL BOARD**

President Maas requested that Ed and Sue Kile to present their appeal for their small improvement project. President Maas stated that the board would discuss the Kile's small improvement project appeal in executive session. President Maas motion that the ACB to send a letter for small improvement violation for garage doors. The motion was seconded by Director Ayers, unanimously approved, and the motion carried. Director Caufield motion to appoint Ray Ramirez as new ACB member, Director Cook seconded the motion, unanimously approved and the motion carried.

## **COLLECTIONS**

Director Lavallais reported 140, 209 letters were mailed out, 42 people have paid in full do to the 209 letters. We also have 80 people on payment plans now. WIA has received 35,000.00 dollars in the last 30 days, from 209 letters.

## **AUDIT/FINANCIAL**

President Maas reported on auditor's progress, President Maas also reported on San Jacinto County, September 5<sup>th</sup>, 2023 tax sale. All five Waterwood properties sold for the opening bid price or higher.

## **FINES & FEES**

None.

## **BY-LAWS AND COVENANTS**

President Maas reported all recorded Waterwood governing documents to be put on the [wia@waterwoodwiaspace.com](mailto:wia@waterwoodwiaspace.com) website.

## **COMMUNITY COMMUNICATIONS**

Director Cook reported on communication.

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## **COMMUNITY SOCIAL EVENTS**

President Maas reported on social. There will be hotdogs served at the October Annual Meeting.

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

Director Cook Reported on county and state government.

## **LIAISON TO EMS & VFD**

President Maas reported on the Fire department and EMS.

## **LIAISON TO MUD**

Director Duffy reported on mud.

## **MAINTENANCE**

Director Caulfield reported on maintenance and progress of yearly tree trimming.

## **LIAISON TO WNGRA**

Director Caulfield reported on the golf tournament.

## **SECURTIY**

Director Ayers reported on (Air B&B) rental that received multiple calls to security over the weekend of 09/08/2023. As of 09/09/2023 no more Air B&B rental will be allowed in Greentree Village, Whispering Pines I and II, Lakeview Estates, Park Forest, and Country Club Estates I and III.

## **STRATEGIC Planning**

Director Duffy reported on Strategic planning.

## **UNFINISHED BUSINESS**

None

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**NEW BUSINESS**

None

**QUESTIONS FROM RESIDENTS**

James Schwebach had multiple questions addressed to the board of directors. Pat Zappa had questions for the board of directors and Patrick Marshall also had questions for the board of directors.

The meeting adjourned to Executive Session 1:30 pm.

**EXCUTIVE SESSION**

The Board of Directors discussed the Kile garage appeal and other unrelated legal matters.

**RETURN FROM EXCUTIVE SESSION 3:30 PM**

Director Lavallais motion that the ACB meet twice monthly, motion was seconded by Director Cook, unanimously approved, and the motion carried.

Director Lavallais motion that when ACB denies a project, the applicant could request face to face meeting with that ACB. The ACB has 10 calendar days to set a meeting date and time. Motion was seconded by Director Cook, unanimously approved, and motion was carried.

Director Lavallais motion that provisional approval be granted for Ed and Sue Kile’s garage small improvement project with the provision of easements and setbacks be clearly denoted on the survey, and the scale drawing of the building on the plot plan or survey.

**Meeting adjourned at 3:45 pm**

\_\_\_\_\_ 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}**

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