

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

September 16, 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, Phyllis Lavallais, Rod Kirschner, Rick Harlow. Absent Director Sam Butler. Others present were Executive Director Lisa Hayman, Melissa Gill, Kathy Samperi, David Beving, Pat Zappa, and Brian James.

MINUTES PRIOR MEETINGS

A motion to approve the August 16th, 2024, Meeting minutes made by President Maas and seconded by Director Harlow. August 16th, 2024, minutes unanimously approved, and motion carried.

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported that we are working on new By-Laws and Covenant binders for ACC & DEC. The ACC binders are green, the DEC binders are red and the binders for the WIA are pink. When volunteers leave the ACC or DEC the By-Law/Covenant binder needs to be returned to the WIA office. Lisa Hayman has been collaborating with the auditor on the 2023 annual audit. Lisa & Melissa will be hosting craft night on Wednesday 9/16/2024 at 6:00pm.

ARCHITECTURAL CONTROL COMMITTEE

Kathy Samperi reported that the ACC approved four small improvement applications and asked for more information on one small improvement application.

DEED ENFORCEMENT COMMITTEE

Director Kirschner reported that Deed Enforcement completed their drive and found twenty-four new violations. There have been nineteen cured violations, 26 209's are to be sent out this next week. Director Kirshner made a motion to turn property on Magnolia Ct over to legal. The motion was seconded by Director Harlow, and motion carried. The next Deed Enforcement drive will be conducted on October 1 & 2. Director Kirschner made a motion to enlarge the ACC from 3 to up to 6 members. The motion was seconded by Director Caulfield, the motion unanimously carried.

COLLECTIONS

President Maas reported that ten Waterwood properties were up for auction by county on September 3, 2024. Only two out of ten properties were bid on and sold (both properties sold were Greentree Village lots) The unsold properties will be offered at future auctions. Properties that the County has filed suit and received foreclosure authority increased from 31 in August to 61 in September. Properties that the Association attorney has filed suit and received foreclosure authority increased from 42 in August to 59 in September. Total collections increased by 19 from August to September. The collection status as of September 12, 2024, for a total 1,011. The DNB properties are 94, Constable sale properties are at 1, tax sale properties are at 61, lawsuit properties are at 59, payment plan properties are at 65. There are 21 properties that have a balance of less than 0 are 21, properties that have a zero balance are 907, properties that have a balance less than balance \$850.00 are 18. Properties that have a balance of \$850.00 are at 3. Properties that have a balance of greater than \$850.00 are 54. President Maas made a motion to fill suit on Lakeview Estates, Black 8, Lot 23. The motion was seconded by Director Kirschner, all in favor motion carried. President Maas made a motion to fill suit on Whispering Pines Village #2, Block 4, Lot 10, all in favor motion carried. President Maas made a motion to fill suit on Whispering Pines Village #2, Block 3, Lot 28. The motion was seconded by Director Kirschner, all in favor motion carried. President Maas made a motion to fill suit on Greentree Village, Block 5, Lot 17, Whispering Pines Village #2, Block 12, Lot 24, Park Forest Village Block 13, Lot 13, Country Club Estates # 3, Block 2, Lot 17, Park Forest Village, Block 18, Lot 19, Park Forest Village, Block 8, Lot 76, Whispering Pines Village # 2, Block 2, Lot 6. The motion was seconded by Director Harlow, and in favor motion carried. These motions were discussed with Director Butler, and he agrees with the motions.

AUDIT/FINANCIAL

President Maas reported that WIA received the final 2022 Audit Report and the 2023 audit is underway. President Maas made a motion to set the single-family 2024 annual assessment at \$900.00. The motion was seconded by Director Groskopf, 7 Director's in favor, Director Cook opposed, motion carried. President Maas made a motion to set the multi-family 2024 annual assessment at 1,135.00. The motion was seconded by Director Groskopf, 7 Director's in favor, Director Cook opposed, motion carried. President Maas made a motion to set the Commercial properties 2024 annual assessment at \$1350.00. The motion was seconded Director Kirschner, Director Cook abstained, 7 Director in favor. Motion carried. President Maas made a motion to set the capital improvement fee at \$3,200.00. Director Caulfield seconded the motion, all in favor motion carried. The following information is an explanation of why the annual charges have increased. President Mass Report on the ENR from 01/1973 was 1,811.76 Single-family \$120.00, Multi-family \$180.00, Cap-Improvement \$500.00. The ENR from 2020 was 11,465.67 Single-family \$747.19, Multi-family \$1,120.00, Cap-Improvement \$3,113.27, Actual \$650.00. The ENR from 2021 was 11,465.67 Single-family \$759.42, Multi-family \$1,139.12, Cap-Improvement \$3,164.24, Actual \$700.00. The ENR from 2022 was 12,133.00 Single-family \$803.62, Multi-family

\$1,205.42, Cap-Improvement \$3,348.40, Actual \$775.00. The ENR from 2023 Single-family 1,3006.84 Single-family \$861.49, Multi-family \$1,292.24, Cap-Improvement \$3589.56, Actual \$850.00. The ENR from 09/2024 is 13,632.23 Single-family \$902.92, Multi-family \$1,354.37, Cap-Improvement \$3,762.15. These motions were discussed with Director Butler, and he agrees with the motions.

BY-LAWS AND COVENANTS

Director Cook reported that she is working on this.

COMMUNITY COMMUNICATIONS

Director Kirschner reported the website is up and running, there are things that need to be added. (waterwoodwia.org) Director Cook reported that she will be adding the missing information to the new website.

COMMUNITY SOCIAL EVENT

Director Lavallais reported that September's back to school shark/ Jaws movie night went well. Pending her re-election to the board in October. Halloween event is sponsored by Palmer Reality. Trivia night will be held on either November 1st or 15th. Flyers will be put out, the theme (TBD) and will be moved to the Pavilion, the WIA office is getting too small. The Waterwood Christmas event is called Jingle & Mingle, this event will be held on December 6, 2024, from 6:00pm to 9:00pm. WIA will be providing the ham, turkey, and water at the Pavilion. The sides and desserts will be potluck style, sign up and bring your favorite dish. There will be karaoke, decorations, and music. Director Lavallais will be asking if the VFD and Waterwood Women's League would like to be included. WIA decorations for the community needs volunteers for the put up on December 5, 2024, and take down on January 7, 2024. Coffee will be provided and snacks at both events.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Cook reported that she was unable to attend Commissioner court.

LIAISON TO EMS & VFD

Director Harlow reported on Allegiance call volume report. Total W.I.A. calls were 4, there were 3 transported. The transport percentage was 75%, average responses time was 18:20 minutes. Director Harlow also reported that the VFD equipment has been looked at or is being looked at, to ensure the equipment is in working order and is safe. The VFD continues to do weekly training of their fire me and women. Fire Prevention week is October 6-12, 2024, The AC unit went out at the Waterwood Fire Station and needs to be replaced. Director Harlow made a motion to change the AC unit in the Waterwood Fire Station for \$5,800.00 up to \$6,500.00 by Johnsons Air. The motion was seconded by Director Groskopf, and motion carried.

LIAISON TO MUD

Director Groskopf reported that MUD has proposed reducing their overall tax to \$0.76/\$100.00 for the longstanding \$0.84/\$100. This is due to excess bond revenue and increased taxable values of properties.

MAINTENANCE

Director Caulfield reported Ray Norman cleared several road blockages and cleaned up several easements, the week of September 9th, 2024. Several truck loads of soil became available from a new home construction site on Peach. On September 9th, 2024, it placed in low areas of the trailer storage. Special thanks go out to all the volunteers on my team. The Maintenance accomplishments this month: FEMA money applied for in June through Precinct 4. Most of the documentation was provided to the county on August 26, 2024. In preparation for additional documentation needed by FEMA, Raymond Ramirez and Director Caulfield spent a couple of days reviewing and confirming the invoices from A & L Paving for all the work due to the May 2024 storms. The application for SBA loan for damages has been submitted. Director Caulfield made a motion for WIA to pursue the SBA loan for \$120,000.00. The motion was seconded by Director Kirschner, and motion carried. With the completion of refurbishment of sprinklers at both entrances (190 & 980), we have now found a volunteer to be the liaison for the entrances. Thank you to Dianne Chrestoupolos for volunteering. Several nagging problems with the pool sprinklers were repaired 2 weeks ago by Bulldog Irrigation. The pool bathrooms had some repairs done and should be finished this morning. The barrier to 4-wheelers in WP2 was built by Ron Labaff, it is completed and in operation as of September 10th.

FACILITIES

Director Caulfield reported that Director Butler has taken facilities operationally, Director Caulfield is helping as needed basics. The AC in the WIA building has been replaced and is Functional.

LIAISON TO WNGRA

Director Kirschner reported that the watering system is up and running.

LIAISON TO WATERWOOD WOMENS LEAGUE

Director Lavallais reported that the Women's League bingo night will be on October 19, 2024, at the Pavilion.

SECURITY

Director Harlow reported that the biggest problem with security has been tires. The Nissan truck is in the shop for repairs. Security had 4 incident reports this last month, these were medical calls.

STRATEGIC Planning

Director Groskopf reported that initial inquiries for other school options for the school site. Referral made to Lone Star College, extension site contract, will reach out to explore. Waterwood is 15 minutes from Riverside, Trinity, Point Blank, Onalaska. It is also 25 minutes from Coldspring, Huntsville, Groveton, Livingston. Potentially attractive as a central location for community college extension campus in the northern counties between US-59 and I-45. The SJC ESD No. 2 final ballot proof received and distributed for year review. Promotional sign ordered ("Vote for San Jacinto County Emergency Services District No. 2") tent for election day polling location planned, volunteers are needed. Director Groskopf is cautiously optimistic for election day results. With 705 voter turnouts approximately 115 votes will be required to carry. Director Groskopf made a motion to allow additional funding for up to \$2,500.00 for ESD No. 2. The motion was seconded by Director Harlow, and motion carried. Waterwood Community Development Program, vending machine project is approximately 90% complete. The addition has been built and painted to match the Pavilion. The initial two machines ready to set up, the third machine expected to be a non-refrigerated narrow snack machine. The vending machines are expected to be fully functional and operating by the annual meeting. The following motion is a preliminary motion, no final approvals will be made, until which time a full set of financials and building plans are presented to the WIA Board of Directors for final approval per project. Director Groskopf made a motion to approve CDP 3 proposed projects, if the WIA Members approve the projects. The motion was seconded by Director Harlow, and motion carried. Director Groskopf made a motion to add the self-help clause to all 13 Subdivisions in Waterwood. The motion was seconded by Director Cook, and motion carried. Director Caulfield made a motion to add an amendment to the annual meeting ballot for the membership to vote on. To have the property next to the pool changed from signal family to unrestricted. This motion was seconded by Director Harlow, the motion carried.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

QUESTIONS FROM RESIDENTS

Pat Zappa had multiple questions.

Director Kirschner made a motion to adjourn the meeting to Executive Session at 2:55 pm. The motion was seconded by Director Cook, the motion unanimously carried.

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 4:15 pm.

Director Harlow made a motion for the meeting to adjourn at 4:20 pm. The motion was seconded by Director Kirschner, and the motion unanimously carried.

The meeting adjourned at 4:20 pm

_____ Date

_____ President

_____ Secretary

Copies of approved and signed minutes are available at WIA administrative office {Preliminary Minutes – Until approved at the October 21st, 2024, 2024 WIA Board Meeting}