

## **WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

### **MONTHLY MEETING**

January 20<sup>th</sup>, 2025

#### **CALL TO ORDER**

President Maas called the meeting to order at 9:00 a.m. on Monday January 20<sup>th</sup>, 2024, at the WIA office. President Maas served as Chairperson of the meeting. Directors present included Larry Maas, Jamie Groskopf, Keith Caulfield, Phyllis Lavallais, Rod Kirschner, Sam Butler, Rick Harlow, Derek Gill, and Director Melanie Cook. Others present were Executive Director Lisa Hayman, Melissa Gill, David Beving, Pat Zappa, Raymond Ramirez, Mike Ross, James Schwebach and James Atkinson.

#### **MINUTES PRIOR MEETINGS**

A motion to approve December 16<sup>th</sup>, 2024, amended meeting minutes made by Director Butler, and seconded by Director Caulfield. The motion passed unanimously. Director Lavallais made a motion to approve January 8<sup>th</sup>, special meeting minutes. Director Groskopf seconded the motion, Director Caulfield stated as amended. The motion passed unanimously.

#### **EXECUTIVE DIRECTOR**

Executive Director Lisa Hayman reported that the office has been working on payments, we have had issues with the new website and how things have gone in the bank. The Executive Director has been working diligently on a resolution with little results, but we will get these issues taken care of as a priority. The Executive Director Lisa Hayman asked everyone to stand for the Pledge of Allegiance, considering today being the inauguration of the President of the United States. Director Caulfield asked for everyone to remain standing for the Texas Pledge of Allegiance. The US Pledge of Allegiance and the Texas Pledge Allegiance will be added to the monthly agenda from this point forward. Thank you to everyone for your participation.

#### **ARCHITECTURAL CONTROL COMMITTEE**

Kathy Samperi reported that the ACC approved three small improvement applications and denied two small improvement applications.

#### **ACC/DEC APPEAL: REDDICK (Shed)**

President Maas asked Director Kirschner to explained why the DEC had to send a 209 letter regarding Mr. Reddick's shed. Director Kirschner explained how the ACC approved a small improvement project for a shed with pictures showing the shed with a concrete foundation level to the ground. The ACC turned the violation over to the DEC that resulted in DEC violation and a DRV 209 letter being sent to Mr. Reddick. President Maas then asked Mr. Reddick to present his

appeal to the WIA Board of Director. Mr. Reddick responded that he had followed the Waterwood ACC process and submitted a small improvement project application for a shed prior to conducting the project. Mr. Reddick stated that his small improvement application was approved, and the shed was built. Mr. Reddick explained that his property is not level, and the shed was built as a floating foundation with concrete footers. Mr. Reddick said that he did not understand why this had become an issue, he believes the shed was built as it was presented in his ACC approved application. Multiple WIA Board members had questions in relation to why the pictures submitted to the ACC showed a concrete slab level with the ground at the bottom of the shed? Mr. Reddick said that that the pictures of the shed were computer generated and did not put on his application that he would be putting skirting around the shed. ACC member Mike Ross stated that the shed was not built as it was presented to the ACC for approval. President Maas asked the WIA Board of Directors if they were ready to vote on this matter or if more discussion was need in executive session. The WIA Board of Directors decided further discussion was needed. Mr. Reddick was told that he would be notified of the WIA Board of Directors' decision of his appeal. Director Harlow will be unavailable to comment on or discuss this matter in the executive session and would like to make his comments about the shed in the meeting minutes. Director Harlow's opinion is as follows the rendering should show exactly what the owner is planning to do.

#### **DEC Appeal: Canaday (Tree Stumps)**

Mrs. Canaday DEC-DRV appeal was conducted via zoom, per Mrs. Canaday's request. President Maas asked Director Kirschner to start. Director Kirschner reported that 28609 Netawaka Ct. had been sent a 209 letter from DEC for a DRV on June 17<sup>th</sup>, 2024. The DRV 209 letter stated that lawn needs mowing and to remove the tree stump for the front yard. This certified 209 letter was signed for on 7/28/2024, the lawn was mowed, and the tree stump was not removed. Then another 209 letter from DEC was sent out on 9/19/2024 and this certified 209 letter was signed for on 10/5/2024. The DRV 209 letter stated that the lawn needs to be mowed, and tree stumps need to be removed. The yard has been mowed but the tree stumps have not been removed. Mrs. Canaday missed the 30-day right to dispute the fine or violation with the WIA Board of Directors as to section 209.007 of the Texas Property Code. After two 209 letters stating that the tree stumps needed to be removed with no response in a four-month period, the matter was turned over to legal. The WIA Board of Directors has agreed to hear this appeal as a courtesy. Director Kirschner explained that there is one large tree stump that needs to be removed, there are also two medium tree stumps sitting on top of the larger tree stump that needs to be removed. This is in accordance with Greentree Village convent 30, page 5 and Waterwood Policy General Lot Improvement Requirements, page 5. Director Kirschner asked Mrs. Canaday to present her case. Mrs. Canaday said that the lawn was mowed within the allotted period allowed in the 209 letters. As for the tree stump, her plan was to find a large round tabletop to put on that top of the large tree stump to turn the stump into a table. Mrs. Canaday also plans to take the two other tree stumps and make them into stools. She made the WIA Board of Directors know that the project has not been finished, because she lives out of state for a portion of the year. The

property owner also had concerns about neighboring yards. President Maas stated to Mrs. Canaday that the WIA board cannot discuss other properties. The WIA Board of Directors asked what Mrs. Canaday wanted to get out of this DEC-DRV appeal. Mr. Canaday said she would like to keep the tree stump for her planned table & stools. President Maas asked the WIA Board of Directors if they are ready to vote on the Canaday appeal. The WIA Board agreed that they were ready to take a vote. Director Kirschner made a motion to have Mrs. Canaday remove the tree stumps. Director Harlow seconded the motion, the motion unanimously passed. President Maas wanted to make Mrs. Canaday aware that there has been \$195.00 assessed to her property account for legal fee and that, Mrs. Canaday is also responsible for any fines and assessment associated with her account. Director Kirschner asked when Mrs. Canaday will have the tree stump removed, she stated that she will have the tree stumps removed within two weeks or 14 days.

#### **DEED ENFORCEMENT COMMITTEE**

Director Kirschner reported that the DEC did their neighborhood drive on January 8<sup>th</sup> and 10<sup>th</sup>, there were six new violations and three cured violations. Director Kirschner made a motion to send properties 26605 and 26609 Quail Ct to legal (MNK) for a 10-day demand letter. The motion was second by Director Butler, the motion unanimously passed. Director Kirschner made a motion to rescind the motion for 26605 and 26609 Quail Ct. Director Butler seconded the motion, the motion unanimously passed. Director Kirschner made a motion to send property 24620 Pools Creek to legal (MNK) for a 10-day demand letter. Director Butler seconded the motion, the motion unanimously passed. Director Kirschner made a motion to send 24605 Darkwood Ct to the legal (MNK) for a 10-day demand letter. Director Caulfield seconded the motion, the motion unanimously passed. Director Kirschner made a motion to send 22373 La Jolla Ct to Legal (MNK) for a 10-day demand letter. Director Butler seconded the motion, the motion unanimously passed. President Maas inquired about the status of the fencing along Waterwood Parkway, Director Kirschner reported that some letters have gone out to property owners. Some of the property owners have responded by saying that they will just remove the fence, without replacement. Director Kirschner made a motion to have legal (MNK) to send a 10-day letter to all eighteen properties on Waterwood Parkway, for the property owners to replace or remove the fencing. The motion was rescinded, Director Kirschner was asked by the WIA Board of Directors to attempt to speak to the eighteen property owners and table this matter for further discussion later. Director Groskopf made a motion notifying the occupants of 26633 Quail Ct & 26633 Orchid Ct of the DRV and give the occupant 7 days to cure the DRV. If after 7 days the DRV is not cured, then WIA will send this DRV to legal (MNK) for a 10-day demand letter. Director Butler seconded the motion, the motion passes with eight approved, one opposed. Director Kirschner made a motion to send a 10-day demand letter that WIA will exercise the self-help clause to clear (underbrush) and remove toilet at ID 60592 Augusta Ct, if DRV is not cured in the 10-day allotted period. Director Caulfield seconded the motion, and the motion unanimously passed. President Maas reported that the self-help clause was put in place because people were not taking care

or maintaining property as the deed restrictions require. When WIA exercises the self-help clause all costs that are incurred are charged to the property owner account. When properties are sold, the title companies contact Lisa or Melissa for statement of account. At which time if the property owner has not paid for DEC-DRV fines, assessments, legal cost or self-help costs, the balance is paid to WIA through the title company. Depending on subdivision in Waterwood it is also possible for WIA to foreclose on the property. Director Kirschner made a motion to have legal (MNK) send a 10-day letter to 24620 Pools Creek Dr for a dead tree. Director Gill seconded the motion; the motion unanimously passed. There are two properties on Primrose Ct where metal roofing has been installed on room additions at the rear of the homes. The changing of roofing requires an approved ACC application, with roofing being the same for the hole roof. Metal roofing is not allowed with composition roofing unless the home was designed in that and approved by the ACC in new construction. There is a \$1000.00 fine for construction without ACC approval. When sending the 209 letters to the property, the owner needs to be informed of the possible fine and to turn in an ACC application for review. Mrs. Guman came to the WIA Board of Directors to make a formal complaint about a neighboring property and deed restriction violations. President Maas reported that the DEC and WIA Board of Directors are aware of the DEC violations, the DRV are being addressed. President Maas stated these things take time, the WIA Board of Directors cannot give any more information than the information that has already been given.

## **COLLECTIONS**

President Maas reported that we have found ten properties that we had sent 209 letters for assessment in April of 2024 that statement of account were inaccurate and had legal fees that did not belong on the property accounts. This was discovered after 209 letters expired and were sent to the Attorney's office. The ten properties will need to have new 209 letters sent out with the updated statement of account. President Maas said that WIA will not do the 2024 assessment 209's for delinquent until some time in March, this will allow property owners a few months to make payment. As of today, we have eighty-eight properties that are with the Attorney Perdue Brandon that have not had tax suits on. There are sixty-four properties that Perdue Brandon has filed tax suits on and have received judgments. They will be available at further tax sales with the County. We have sixty properties that WIA has filed suit on with Mitchell. Once we get judgments on the properties they will go to Constable sale. The problem with Constable sales in San Jacinto County they are slow moving properties. This is due to having only one Constable. We have forty-one properties that are on new 2024 payment plans, there are twenty-three properties that have a balance of less than \$0, this means these property owners have been paying in advance. We have 615 properties that have paid in full for their 2024 assessments. We have nineteen property that we have invoiced a prorated share of the 2024 annual charges, which have not been paid. Mitchell has sent Mike Jones, the Attorney for Waterwood Partners, a letter saying that they may have misread the contract and that these dues need to be paid. We have twenty properties that have a balance greater than \$0 but less than \$900.00. I will be spending time with Melissa going over the accounts. So, in total we are fifty properties over from what we had collected this time

last year. The plan is for February is to have the December actuals all set, President Maas said that he will have summary of where WIA landed for the 2023/2024 budget and the forecast that was discussed at the August 2024 meeting. Director Groskopf explained one of the reasons that we have so many properties that have remained uncollected is because these properties have first liens from defuncted companies. This makes the liens almost none removeable with only a few options to having the liens removed. There is a law firm that claims to specialize in removing these kinds of liens, we have contacted Mitchell to find out if this is a possible option for WIA. President Maas made a motion to file suit on GTV, B1, L15 for delinquent assessments. The motion was seconded by Director Butler, the motion unanimously passed. President Maas made a motion to file suit on CC1, B1, L9 for delinquent assessments. The motion was seconded by Director Caulfield, the motion unanimously passed. President Maas made a motion to file suit for delinquent assessments, Director Kirshner seconded the motion, the motion unanimously passed.

### **AUDIT/FINANCIAL**

President Maas reported that all the Directors of the Board should have received an email from Lisa, explaining about bank reconciliations. The GoDaddy payments: what was created was supposed to be a benefit not only to the community as well as to Lisa and Melissa. It has cost more time and more effort than it is worth. We must look at getting some type of application that will allow people to access their account so property owners can see what has been billed and charged to their accounts and make payments without getting hacked, and that puts the payments into the proper accounts, charges the individual with the credit card fee or other fees. So, the office staff is now figuring out what is going on, we cannot get a statement for the company that does not combine multiple payments into one and does not provide property account numbers. We need to spend time looking for a payment application that will interface with QuickBooks and payments can be made. If the application is not a part of the WIA website, there must be something that we can provide a link to make payment. Now Lisa is going to have to go back 2 months and zero out these payments and reenter the transactions, this all must be done manually. The WIA Board continued a lengthy discussion about the GoDaddy payment application. President Maas reported on the December financials he has gone through the P&L and the balance sheet. President Maas asked Lisa & Melissa to provide the detailed account information year to date basics so it can be looked at from top to bottom so it can be determined if any accruals need to be made. This process will take time to make sure that we have captured any actives that were performed in 2024 that get reflected in the 2024 P&L and balance sheet.

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

Director Cook reported that she is working on the Waterwood policy document.

### **COMMUNITY COMMUNICATIONS**

Director Cook reported that she needs everyone's article by 1/27/2025 for the newsletter.

## **COMMUNITY SOCIAL EVENT**

Director Lavallais reported that Christmas decorations were removed earlier than planned in consideration of the freezing weather. The late notice of the change of date for the takedown of the Christmas decorations resulted in volunteers not being able to come and lend a hand. Director Lavallais was left to remove the decorations by herself with only one volunteer. Director Lavallais stated in the future she will only decorate what she can easily remove herself. Director Lavallais also wanted to notify maintenance of the electrical in the medium on Waterwood Parkway and Pecan Tree Ln is not working. Also, the lighting at the 190 entrance and Waterwood Parkway is not working and is damaged. Director Lavallais asked if WIA could have someone to come out to see why the electricity is not functioning. Director Groskopf pointed out that electrical issues in the Waterwood Parkway medium as well as the lighting for Waterwood subdivision's entrance can be looked at by our new maintenance worker. President Maas asked Director Caulfield if all the streetlights in Waterwood have been changed out to the LED lights. Director Caulfield said that he needs to contact John Samperi for an update if this project is finished. The WIA board of directors had a lengthy discussion regarding non-working streetlights, the non-working streetlights have been reported to SHECO and awaiting repair. The majority of issues with the streetlights are underground. The streetlights at Bass Boat Village have been repaired by SHECO and are working once again. Director Caulfield wanted to clear up any misunderstandings about streetlights, once the light bulbs have been changed-out all maintenance on streetlights will be SHECO's responsibility, the streetlights belong to SHECO. Trivia night will be held on February 7, 2025, Mardi Gras will be held on March 1, 2025, there will be a food contest with prizes.

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

Director Butler reported that he attended December 27, 2024, Commissions Court. The judge and 3 Commissioners were in attendance of the meeting. The new business included appointing Commissioners for ESD # 2, the appointed Commissioners are Lisa Hayman, Darrell Boeske, Greg Riley, James Schwebach and Patrick Marshall. On January 8, 2025, there were two new Commissioners present, and they were sworn in. The next Commissions Court will be held on 1/22/2025 if weather conditions are allowed.

## **LIAISON TO ESD 2**

Director Harlow reported that the EMS & Fire Department no longer falls under the Waterwood Improvement Association. The EMS & Fire Department now falls under the ESD # 2, as of January 1<sup>st</sup>, 2025. However, it needs to be known that Waterwood Improvement Association will be funding ESD # 2 for at least the first year. Waterwood Improvement Association will be partially funding after tax revenue is received in 2026 and will partially fund ESD # 2 until ESD # 2 tax gap closes. Director Harlow asked if anyone from the Fire Department wanted to talk about what has been going on at the Fire Department. Carol Magee stated that the Fire Department has thirteen

members now. Director Groskopf stated that it has been a year since the former fire chief came before the WIA Board of Directors to answer questions regarding the VFD. At the time, the VFD only had two volunteer firefighters. There was next to no recruitment, fundraising or training going on at that time. The former fire chief was asked at the time what it would take to have a 10-person Fire Department. His response was that it would be impossible. Now the Fire Department has thirteen volunteers. The significant factor in the growth is recruitment by Carol Magee and AUX. Thank you, to Carol Magee for all her efforts, President Maas ask Carol Magee what the vetting process for recruitments is. Carol Magee said that the Fire Department was trying to get volunteers, so there has not been much of a vetting process. President Maas made a motion to provide the funding to ESD # 2 for background checks for the firefighters and for future firefighters. Director Kirshner seconded the motion, there was then a lengthy discussion. The motion unanimously passed. Director Harlow reported that the EMS contractor is in place and will be managed by ESD # 2 from January 2025 and forward. President Maas and Director Groskopf attended the first ESD # 2 meeting and made things clear about the fire equipment and fire station being owned by WIA and were not purchased with public funds. All contracts and agreements that were made by WIA regarding the WVFD will need to be handed over to ESD # 2. The ESD # 2 will need to negotiate contracts or agreements with EMS services or mutual aid with ESD # 1 and any other needs of EMS or Fire Department will all be done by ESD # 2. President Maas also stated that ESD # 2 needs to present an annual budget for 2025 as well as a negotiate a lease of the fire building and fire equipment such as all trucks etc. Director Groskopf reported that there is a misunderstanding regarding WIA's role in funding and leasing equipment to the ESD # 2. One of the ESD Commissioners had to resign prior to the first meeting for personal reasons. The San Jacinto County Commissioners will be appointing the next candidate from their candidate pool at the next Commissioners Court this Wednesday January 22, 2025. ESD # 2 next meeting will be held on January 29, 2025. There is a perceived contention with a couple of the ESD #2 Commissioners wanting to have no ties with WIA.

### **LIAISON TO MUD**

Director Groskopf reported that Donnie Marshall is their new President upon Roy Knapp's resignation as President but will remain a board member. Last Friday was President Marshall's first meeting as President of the MUD board. The standby fee issue is not going to happen with the current process. Director Measamer and the person he was working with at TCEQ did not agree on how to make that process happen. Director Measamer said the TCEQ said that Waterwood MUD would have to justify the standby fees and show that MUD was losing money. Waterwood MUD accounting shows that they are making money, not losing money. Even though they are losing money, MUD would have to change their accounting system and show that they are in the black/red on their operations. Director Groskopf speculated that this is unlikely to happen. The WIA Board of Directors discussed the standby fee issues at length. At the last MUD meeting in December, it was said that the bond issues were dead and Waterwood MUD was going to seek a loan from the State. At the January MUD meeting it was reported that RBS has agreed

to issue 2.3 million dollars in bonds. Waterwood MUD approved an outside of the district meter on the Parkway. It was also approved to change the MUD donation from the VFD to the ESD # 2 beginning with donations made associated to January 2025 billings. The check will be going to the ESD # 2. The ESD # 2 will be the one to decide how the donation money is distributed. The Waterwood MUD board also discussed doing away with the donation altogether at the end of the year, however, Director Groskopf asked why the MUD board would do that and explained that this action would cause more harm to ESD # 2 because this is a new district. ESD Commissioner Lisa Hayman asked the MUD board not to take the ESD#2 MUD donations away from the newly formed district. This is a donation on Waterwood MUD residents MUD bill and can be opted out of by the account holder. President Maas asked what thoughts on what will happen with the donation. Director Groskopf speculated that the Waterwood would continue with the ESD # 2 donation, but this is a speculation. Things can change from one meeting to the next. Precision has been charging MUD \$160.00 for returned checks that Precision deposits directly into MUD's account. Anita Treadway discovered this and had a question about why when checks are deposited directly into MUD's bank account MUD is charged a return fee on returned checks; Precision is not paying the fees, and no checks are deposited into any Precision bank account. Precision is charging \$160.00 because they must rebill the customer account. MUD has identified a local contractor that is located on highway 190. MUD may start using him for contract work to save on the trip charges. MUD has not used this contractor yet, but Director Groskopf understands that MUD does not have an agreement with the individual, but the individual did make a presentation to MUD. They are talking about doubling or tripling their new service deposit rate, because of the high turnover of renters and the renters moving out with 2 or 3 months due on unpaid water bills. This will start after the next MUD meeting when it is voted on and changes are made to the rate order. The MUD board is not happy with their engineer. He is trying to charge for capacity calculations on any new additions or changes that MUD already knows what the calculations and capacity.

## **MAINTENANCE**

Director Caulfield reported that Director Gill and himself have conducted four interviews for a maintenance worker. Director Gill spoke at length about the four maintenance candidates and their ranking in the interview process. After a lengthy discussion, Director Gill made a motion to contract with Raymond Ramirez as the maintenance contractor starting 2/1/2025 at a rate of \$25.00 an hour, for up to 20 hours a week as a 1099 employee. Director Cook seconded the motion, the motion unanimously passed. Director Caulfield reported that he and Raymond Ramirez have been once again been working on FEMA paperwork hopefully for the last time. The mowing contract is within 2 days of being signed. There have been revisions made to the mowing contract. The WIA Board of Director's discussed the mowing contract and the revisions at length. Director Caulfield said that we have come to an agreement with Ray Norman and will be signing a contract for \$1,250.00 monthly. The scope of work in this agreement consists of twice a month picking up leaves & limbs. The plan is to have the leaves & limbs removed from Waterwood

completely and not stored in the trailer storage area any longer. Director Caulfield stated that if you have a trailer, boat, etc. stored at WIA's storage area they need to be removed, by the end of February 2025. The trailer storage will be undergoing spring cleaning. Property owners that utilize the trailer storage will be allowed to keep their trailer, boat or RV parked in their driveway or in the street in front of their homes until the cleaning is completed.

### **LIAISON TO WNGRA**

Director Kirschner reported that WNGRA has three new officers on their board.

### **LIAISON TO WATERWOOD WOMENS LEAGUE**

None.

### **SECURTIY**

Director Harlow reported that Waterwood security hours have been adjusted by 50% after a meeting with Tom Johnson from Global. There will only be an amendment to the existing contract. The changes will go into effect at the beginning of February 2025. These adjustments will save WIA approximately \$100,000.00 annually. Director Harlow also reported that security has had five calls in the last month. One of the calls to security was to report that on Augusta and Latrobe there was a red SUV where the driver pulled a crossbow and shot a deer. Security stopped a red SUV that was driving slowly around the area, and no cross bow was found. Also, there are film makers that have been in Waterwood filming a documentary. If anyone sees them, they do not have to speak to them, it is up to the person if you interact with these film makers.

### **STRATEGIC Planning**

Director Groskopf reported the vending machines sales have been better than expected for the off-season. The credit card purchases from the vending machines have picked up in the last few weeks. In the beginning WIA was receiving change/cash from the vending machines over credit card payments. Director Groskopf is a little worried about the amount of stocking is going to be required in times like pool season. President Maas stated that for transparency purposes there has been a new account setup on the expense side and a new account on the income side just for the vending machines. These accounts will show the expense and the income for the vending machines as the year goes by. We will be able to show how stock costs go into the machines and how much revenue is made from the machines. This is not supposed to be a big money maker. Vending machines are an amenity and convenience for the community. The vending machines will recover the initial investment and eventually turn a profit. Director Groskopf has had conversations with other WIA board members when it has been asked how long it will take for the vending machines to pay off the investment. There are two ways to look at this, the vending machine project was not presented that way. It can be looked at the rate of return on the investment, the rate of return can be used to show paying back the investment or used for operational injection. LCS Fiber is working in Bass Boat Village now and we're going to

work over the holidays, but LCS Fiber was asked by another utility provider not to start work until after they have a chance to mark their lines first. LCS still has Bass Boat Village, Villas and Park Forest Village left. LCS will start construction again as the weather permits. Director Butler asked what the timeline is for the LCS project. Director Groskopf responded that he is no longer providing a timeline for the whole project. He will only provide timelines on individual subdivisions and how long it will take to finish.

### **UNFINISHED BUSINESS**

Director Butler made a motion to amend a motion that was made in October 2024, at the WIA Board meeting. The motion was regarding LCS Fiber's equipment and materials storage and to allow LCS Fiber to park any LCS licensed vehicle in the parking lot of the WIA office & fire building for security reasons. Director Caulfield seconded the motion and after a lengthy discussion, the motion passed eight with one abstention.

### **NEW BUSINESS**

President Maas made motion to close the WIA office Tuesday 1/21/2025 & 1/22/2025 due to extreme weather (ice & snow). Director Caulfield seconded the motion, and the motion unanimously passed.

### **QUESTIONS FROM RESIDENTS**

None.

Director Gill made a motion to adjourn the meeting to Executive/Session-lunch at 12:15 pm. Director Cook seconded the motion, and the motion unanimously passed.

### **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 at 2:45pm

### **RETURN TO OPEN SESSION**

The W.I.A. Board of Directors returned to the open session at 2:45pm. After discussion in Executive session about Mr. Reddick's ACC/DEC appeal regarding the skirting of his shed. Director Kirschner made a motion to deny Mr. Reddick's appeal and require the skirting to be added to the shed. The motion was seconded by Director Groskopf, and the motion unanimously passed. The WIA Board of Directors then heard reports on MUD, Strategic Planning, Maintenance, By-Laws & Covenants, Community Communications, County & State, WNGRA and Waterwood Women's League.

Commented [LMT]: Were there no motions made coming out of executive session and we should include the basic topics that were discussed.

Commented [LH2R1]: Okey

**The meeting adjourned at 4:05pm**

02/17/25 Date

[Signature] President

[Signature] Secretary

**Copies of approved and signed minutes are available at WIA administrative office {Preliminary Minutes – Until approved at the February 17, 2025, WIA Board Meeting}**