

# **WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

## **MONTHLY MEETING**

November 25, 2024

### **CALL TO ORDER**

President Maas called the meeting to order at 9:00 a.m. on Monday November 25, 2024, at the WIA office. President Maas served as Chairperson of the meeting. Directors present included Larry Maas, Jamie Groskopf, Keith Caulfield, Melanie Cook, Rod Kirschner, Sam Butler, Rick Harlow. Absent Director Phyllis Lavallais. Others present were Executive Director Lisa Hayman, Melissa Gill, Kathy Samperi, David Beving, Pat Zappa, Raymond Ramirez, Mike Ross, Christel Butler, Carole Magee, and Barbara Fithian.

### **MINUTES PRIOR MEETINGS**

A motion to approve the October 21, 2024, Meeting minutes made by Director Butler and seconded by Director Harlow. October 21, 2024, minutes unanimously approved, and motion carried.

### **EXECUTIVE DIRECTOR**

Executive Director Lisa Hayman reported that the annual charge invoices have been printed and mailed out. Thank you to Rick & Deb Harlow, Dannie Byrd, Larry Westerdahl, and Larry Maas for helping with stuffing envelopes. It has been a year since we started working on ESD # 2. At the November 5, 2024, San Jacinto County election, the voters of the ESD # 2 proposed district voted and passed the ESD # 2. Last week Executive Director Hayman received a call from Judge Faulkner asking her to put together a list of people in ESD # 2, for the Commissioners Court to consider for the ESD # 2 board of Commissioners. The ESD board must live in the district and pay taxes in the district, if anyone is interested or has someone in mind stop by the WIA and see Lisa. There will be an extra dumpster trailer at the garbage dump for excess trash over Thanksgiving weekend. The office received a call from a property owner, regarding five streetlights being out of order in the Bass Boat Village parking lot. The property owner stated that this is a safety issue, and his dog is afraid of the dark. Sam Houston Electric Cooperative has been notified. The cost of the heavy haul is increasing for WIA once again, Tracy for Timberlake notified the WIA office that the disposal per mattress has increased to \$20.00.

### **ARCHITECTURAL CONTROL COMMITTEE**

Raymond Ramirez reported that the ACC approved four small improvement applications and denied one small improvement application.

ACC Appeal Fithian: President Maas does not want any misunderstandings regarding the Fithian's small improvement application appeal. This is not a second appeal; this is a first appeal

on a new improvement application. The timeline has expired on precious small improvement applications. Mrs. Fithian presented her case for her small improvement application appeal. Mike Ross presented the ACC's case on this matter, after a lengthy discussion by WIA Board of Directors. Director Groskopf made a motion to approve the Fithian small improvement application appeal. The motion was seconded by Director Butler, and motion passed. President Maas asked Melissa to make sure to send the agenda the ACC prior to the monthly WIA board meetings.

### **DEED ENFORCEMENT COMMITTEE**

Director Kirschner reported that a property that was sent a letter regarding needing tree stumps to be removed. The property owner has stated that one of the trees' stumps has been made into a table and the other stumps are chairs. Director Kirschner made a motion that the property on Netawaka needs to have the tree stumps removed. The motion was seconded by Director Butler, and the motion carried.

DEC Appeal Loy: Director Kirschner reported that the DEC found that the Loy's property had an exposed propane tank & trailer in the yard. This DEC violation was identified in May of 2024. Mrs. Loy stated that she had not received the Certified letter from the Waterwood DEC. Mrs. Loy said that she did receive the legal Certified letter in August, and the DEC violation was corrected after ACC approval. President Maas asked Director Kirschner if the DEC had the supporting documents from the DEC certified letter. Director Kirschner said that he does not, and that Melissa may have the supporting documents. Director Groskopf asked Melissa if she had the supporting documents, Melissa explained that she did not. Director Groskopf then made a motion to approve elimination of the DEC fines and legal fees. Based on not having the supporting documents showing the letter was sent Certified. The motion was seconded by Director Harlow, and motion carried. The DEC found nine new violations and twenty-five cured this month,

### **COLLECTIONS**

President Maas reported that for 2024 collections will end with 990 properties being paid. Which means that we have about four hundred more collections than we had in 2017. We do need to talk about payment plans, property owners cannot have a payment plan until the previous payment plan is paid off. President Maas asked Melissa to put together a new payment plan spreadsheet for 2024 and start closing out the 2023 payment plan spreadsheet. President Maas made a motion to file suit on L10, Piney Point for DEC violations and assessments. The motion was seconded by Director Caulfield, and motion carried. President Maas made a motion to file suit on Bay Hill B11, L 13 for assessments. The motion was seconded by Director Groskopf, and motion carried. President Maas made a motion to file suit on Lakeview Est, B1 L79 for assessments. The motion was seconded by Director Butler, and motion carried. President Maas made a motion to file suit on Whispering Pines 2 B9, L14. The motion was

seconded By Director Butler, and motion carried. President Maas made a motion to file suit on Bay Hill L5, B47, for assessments. The motion was seconded by Director Gill, and motion carried.

### **AUDIT/FINANCIAL**

President Maas reported that every WIA board Director received the financials and bank recs, the check register for the month of October had large payments. Starting with Liberty Mutual a payment was made in the amount of \$38,298.00, this is the insurance payment and is paid once a year. There was also a payment made to Liberty Mutual of \$2,131.00 for builder's risk insurance and then there is a \$15,000.00 made to Davis Heinemann, this is our auditor company. This is how much the 2023 audit cost are, and President Maas has been told that the audit is about done. Executive Director Lisa Hayman was also asked how many bound copies of the 2023 audit do we need this morning. President Maas made a motion to keep pool card fees at \$20.00. The motion was seconded by Director Butler, and motion carried. President Maas made a Motion to keep the admin fee for payment plans at \$50.00 the motion was seconded by Director Cook, and motion carried. President Maas made a motion to set the interest in payment plans at \$45.00 or half year interest at 10%. The motion was seconded by Director Groskopf, and motion carried.

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

Director Cook reported that she is working on this.

### **COMMUNITY COMMUNICATIONS**

Director Cook reported that all the 2024 board meeting minutes and agenda have been uploaded to the to the website.

### **COMMUNITY SOCIAL EVENT**

Director Lavallais reported by conference call that she and volunteers will be setting up Christmas decorations on December 5, 2024, starting at 10:00 am. The WIA Jingle Mingle will be held on December 6, 2024, at the Pavillion from 6:00pm to 9:00pm. Greg Riley will be DJ, and we will also have Karaoke. WIA will provide a turkey, ham, and water, this is also a potluck.

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

None.

### **LIAISON TO EMS & VFD**

Director Harlow reported that the VFD's 501c had to be filed manual. This is because VFD does not have the software to file the 501c electronically. The formation of ESD #2 has begun, and the ESO program that was passed due has been paid in the amount of \$9,6121.68. VFD annual

insurance was also paid last in the amount of \$8,000.00. EMS had two calls last month and both were transported.

### **LIAISON TO MUD**

Director Groskopf reported that MUD is in a better financial situation than they were last year. The standby fees are still in the works and hopefully will be finished in 2025.

### **MAINTENANCE**

Director Caulfield reported that he and President Maas have decided not to pursue the SBC loan any longer. The SBC became increasingly difficult to deal with on simple matters. Director Caulfield speculates that SBC does have the funding for their back log of applications. President Maas explained that SBC wanted Waterwood to put out a special assessment to collect the funds for collateral. The mowing contract is out and for a bid we had four bidding companies including Timberlake, we have one had one of the companies drop out of the bidding process. All the bidders have been given a tour of Waterwood and have been provided with the mowing contract for bid. The bids are due by December 6, 2024, at 12:00 pm, Director Caulfield will be evaluating them and normalizing the bids. President Maas asked who Director Caulfield has in place to evaluate the bids, and does he have anyone from outside of the WIA board to witness opening of the bids. Director Caulfield stated that he did not have anyone yet, but he would be sure that someone outside of the board to be present to avoid any suggestions for favoritism. President Maas requested that Director Caulfield have the company that drop out of the bidding process to submit in writing their decision not to bid on the mowing contract. Director Gill has been tasked with finding a paid general maintenance person, this person will work for WIA. A general maintenance person would be given the tasks that will no longer be a part of the mowing contract. Director Gill reported that he is looking into hiring a general maintenance person that performs a list maintenance duties. Some of these duties would include pressure washing of buildings and structures, crack sealing of roads, painting, cleaning of restrooms, taking trash, and so much more. A general maintenance person would also be able to give some attention to many things that are missing. Director Harlow asked about leaves and limbs and heavy haul. Director Gill stated that what we would be looking for is someone that has their own tools, and possibly hiring a part time labor as well. President Maas also reminded the WIA Board of Directors to keep in mind the December meeting which will focus on setting the budget and what we can afford. There may be a lot that we cannot continue to fund based on the realities of our budget. Director Caulfield also reported on the 5-year cutting of the easement plan. This would be the last year of the 5-year plan for cutting easements. Director Caulfield made a motion to continue the easement program not to exceed \$25,000.00. Director Kirschner seconded the motion. After a lengthy discussion Director Caulfield amended his motion to include that the work would be postponed until spring of 2025. The motion was seconded by Director Kirschner and unanimously carried.

### **FACILITIES**

None.

### **LIAISON TO WNGRA**

None.

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

None.

### **SECURITY**

Director Harlow reported that the Nissan truck needs a new power steering pump. There was a break-in WP1 and a ride on lawn that was taken, and law enforcement has been notified and is investigating.

### **STRATEGIC Planning**

President Maas has asked for a report on the LCS project, President Maas also made a statement that multiple property owner have asked for the LCS contract which have been provided. President Maas referred to the animosity and accusations of wrongdoing that has come from a few properties' owners, these things have no truth to them. Director Groskopf reported that when LCS looked at where to start running the fiber, that it started from the 190 and up the Parkway. Greentree was finished first, the reason was Greentree has the most houses which would hopefully translate in revenue, Whispering Pines 1 was finished. The reason for going passed places like Putters Point and streets that have one or no house is that you cannot run the fiber to just one house at the end of a street. We must run the fiber to every lot on the street, and no sign or low signup rate. From a business and contraction standpoint this would have caused more delays and slow revenue. LSC fiber has wired 283 houses in Waterwood for fiber and has connected 225 houses. LSC fiber progress is as follows Greentree Village is 100% complete, Whisper Pines 1 & 2 is 100% complete, Park Forest is 20% we have about 35% of the conduit installed, Lakeview Estates is 100%, Bass Boat Village is at 35%. We are going to start tomorrow running more conduit to Bass Boat Village all the units have been prewired for service. There are 64 Bass Boat units, and twenty-seven units have signed up for LCS fiber service. The Beach is at 0%, Putters Point is 100%, Piney Point is 100%, Country Club 1 is at 95%, Augusta is 100% and The Villas is 0%. The estimated time for competition of Bass Boat Village is 6 weeks of work, the reason for this period is weather, Holidays and having to run fiber for all sixty-four units if they are signing up for service or not. Park Forest will take about 3 weeks to complete; The Beach will take about 2 weeks to complete and the estimated time to complete The Villas is 2 weeks. Bay Hill is 90% complete, there is a house on Peach that has requested service. Vending machines are doing well, Director Butler asked are we going to have a separate line item on the financial for the vending machines. Director Harlow stated that he has gotten a lot of questions about the vending machines and how much money is Director Groskopf making off the vending machines. President Maas responded, Director Groskopf has

made zero profit, revenue, or money from the vending machine project. The vending machines were purchased by WIA, the vending machine stock purchased by WIA and the revenue is in the WIA office in a locked box, until deposited in the bank. The work that was conducted for the vending project by Director Groskopf was 100% percent volunteer with the intent to see the Waterwood community succeed. Executive Director Hayman said that she is working on it and needs to meet with President Maas to see if we set up a new account or use an existing account. The ESD #2 we will have a year of 100% funding for the first year and the ESD #2 will not receive their tax revenue. The ESD #2 will have their own board, and they will make the decisions how much involvement that they would like from WIA, other than WIA financial obligation.

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS**

None

### **QUESTIONS FROM RESIDENTS**

None

Director Gill made a motion to adjourn the meeting to Executive Session at 2:15 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 4:15pm

### **RETURN TO OPEN SESSION**

The W.I.A. Board of Directors returned to open session.

President Maas made a motion for the meeting to adjourn at 5:00 pm. The motion was seconded by Director Harlow, and the motion was unanimously carried.

**The meeting adjourned at 5:00 pm**

12/16/24 Date

[Signature] President

Wendell K. Lee Secretary

**Copies of approved and signed minutes are available at WIA administrative office {Preliminary Minutes – Until approved at the January 20, 2024, WIA Board Meeting}**