

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

December 16th, 2024

CALL TO ORDER

President Maas called the meeting to order at 9:00 a.m. on Monday December 16, 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. Present by phone Director Melanie Cook. Others present were Executive Director Lisa Hayman, Melissa Gill, Kathy Samperi, David Beving, Pat Zappa, Raymond Ramirez, Mike Ross, Carole Magee, Alex Chrestopoulos, Briana, Dan, & Angela Muirhead, Jeffrey & Maryann Oller, Al Rincon, Mike Riepen and Louis Pabor. President Maas made a motion to have the Waterwood board meetings recorded and available on the waterwoodwia.org website. Director Butler seconded the motion, and motion carried.

MINUTES PRIOR MEETINGS

A motion to approve the November 25, 2024, Meeting minutes made by President Maas, and seconded by Director Harlow. President Maas asked for one change to the November 25, 2024, minutes on the audit financial. The 2023 audit cost was \$15,000.00 not \$50,000.00, the motion was unanimously approved, and motion carried.

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported that payments have been coming in for the 2024 annual charges. There was a problem with the credit card processing system, the issue appears to have been resolved. There have been residents that have used the household garbage site as a dumping site for non-household garbage (large furniture items). Also, as a reminder please break down your boxes to help avoid over filling the dumpsters. This will help minimize the dumpsters from overflowing and minimize the need to close the household trash area due to overflowing. Executive Director Lisa Hayman has provided the San Jacinto County Commissioners Court with six names for review and appointment of the Commissioners for ESD # 2.

ARCHITECTURAL CONTROL COMMITTEE

Kathy Samperi reported that the ACC approved five small improvement applications and denied one small improvement application.

DEED ENFORCEMENT COMMITTEE

Director Kirschner reported that he and his DEC committee met to discuss caps on the fine policy. Director Kirschner motioned to include ordinary household pets in the fine policy as incurable. Director Gill seconded the motion, and the motion passed. Director Groskopf suggested that WIA board of directors consider allowing property owners to work off their DEC fine. This discussion will be tabled until we can gather information about liability & insurance.

COLLECTIONS

Collections appeal: Briana Muirhead asked the WIA board to waive legal fees on her property account, due to the collection of annual charges for 2023. Mrs. Muirhead stated that she had not received the annual charge invoice, and she had not received the collection letter via mail. Mrs. Muirhead stated that the address that WIA had on the file was incorrect, office staff were asked if the office received returned certified mail receipt. Melissa stated that the office has not received returned mail for this property. President Maas asked if the green card was returned from the Post Office to the WIA office as delivered, Melissa answered no. After discussion, President Maas made a motion to wave the legal fees on Mrs. Muirhead property account. Director Butler seconded the motion, and the motion passed.

QUESTIONS FROM RESIDENTS

President Maas has opened the meeting for three-minute comments or questions, regarding the 2025 WIA budget. Before the Waterwood Board of Directors started setting the 2025 budget. Resident Alex Chrestopoulos had comments and concerns about budget cuts to the contribution for mowing the roughs on the golf course. Jeffrey Oller had questions about lot-combinations and property billing. Mike Rippen stated that he would like to have the website updated with current and passed documents available for property owners. Louis Pabor had a question. If the 2025 budget was ready, he can see it and make comments or is the Waterwood Board of Director going to just be spit baling the budget. President Maas explained the different between a Waterwood Board meeting and a membership meeting, for clarification.

AUDIT/FINANCIAL

President Maas explained that the board will go line by line to build the 2025 WIA budget. Director Harlow discussed the cost of 24-hr Security, which includes the cost of fuel, insurance, vehicle maintenance, vehicle replacement, and taxes. Director Harlow reported that the total cost of Security annually is \$296,321.59, this is a 3rd of the WIA budget. Director Harlow would like to cut Security by 50% this would help close the budget gap. Security would go from 24-hr coverage to 12-hr pm coverage. Director Harlow's timeline for the changes to Security would begin in February, this gives time to sit down with Global and redo the Security contract. Looking at the 2025 budget with these cuts to Security would save an estimated amount of \$100,000.00. Maintenance Director Caulfield disclosed that the general landscape maintenance contract with

Timberlake nursery will be ending on January 22, 2025. WIA will be moving from a mowing/general maintenance contract to a mowing only contract. The mowing only contract is going to cost \$87,000.00 annually. The previous contract cost \$114,000.00 annually, with additional costs for heavy haul and leaves and limbs pick up. This will provide savings to the budget of an estimated amount of \$30,000.00 annually. Director Caulfield made a motion to discontinue heavy haul. Director Lavallais seconded the motion, and the motion passed. Director Caulfield made a motion to have leaf & limb pick up managed by a separate contractor, on a schedule of twice a month. Director Kirschner seconded the motion, and the motion passed. Director Harlow made a motion to continue the trash/dump services provided by WIA. The motion was seconded by Director Butler and the motion passed. Director Kirschner made a motion to cut WIA's contribution to mowing roughs on the golf course by \$2,500.00. Director Groskopf seconded the motion, and the motion passed. President Maas made a motion to not provide lunch at the WIA board meetings any longer. The motion was seconded by Director Lavallais, after a lengthy discussion the motion did not pass. The WIA board of directors also had lengthy discussions regarding the remaining budget items for the 2025 WIA budget. President Maas made a motion to approve the 2025 budget. Director Caulfield seconded the motion, and the motion passed.

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. President Maas asked Director Cook if the Waterwood audit reports had been uploaded to the WIA website. Director Cook said that she will look and if the audit reports were not uploaded, she would upload them. President Maas also asked Director Cook to look over the old WIA website to ensure that everything has been moved over to the new WIA website.

COMMUNITY SOCIAL EVENT

Director Lavallais reported on social.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Butler reported on Commissioner's Court.

LIAISON TO EMS & VFD

Director Harlow reported that the EMS had three calls and three transported, with an average response time of: 21:23 minutes. Director Harlow reported on the VFD.

LIAISON TO MUD

Director Groskopf reported that MUD's financial situation has improved for revenue.

MAINTENANCE

Director Caulfield reported on maintenance.

FACILITIES

None.

LIAISON TO WNGRA

None.

LIAISON TO WATERWOOD WOMENS LEAGUE

None.

SECURITY

Director Harlow reported on security.

STRATEGIC Planning

Director Groskopf reported on strategic planning.

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. Director Cook seconded the motion, 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 5:15pm

RETURN TO OPEN SESSION

The W.I.A. Board of Directors returned to open session and discussed the collections appeal of Mrs. Muirhead. (Please refer to collections portion of these minutes.) President Maas made a motion for the meeting to adjourn at 6:30pm. Director Harlow seconded the motion, and the motion was unanimously carried.

The meeting adjourned at 6:30 pm

07/20/25 Date
[Signature] President
[Signature] 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}