

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

February 17, 2025

CALL TO ORDER

President Maas called the meeting to order at 9:00 a.m. on Monday January 20th, 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, Melanie Cook, and absent Directors Derek Gill. Others present were Executive Director Lisa Hayman, Melissa Gill, David Beving, Pat Zappa, Raymond Ramirez, Carole Magee, Christel Butler, Ed Kile, Sue Kile, James Dowis, Florence Widejko, Tom Readal and Mary-Ann Readal.

MINUTES PRIOR MEETINGS

A motion to approve January 20th, 2025, amended meeting minutes made by Director Maas, and seconded by Director Harlow. The motion unanimously carried.

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported that we have been working hard on the Go-Daddy account. We are not finished yet, but we are making particularly timely progress. The San Jacinto County will have a tire cleanup day in April, all four precincts will have their own day for this event. Businesses will not be able to participate in the tire clean-up day, but a subdivision like Waterwood can bring a trailer of tires that have dumped in the subdivision or tires that the residents are holding on to and do not know how to dispose of the tires. Executive Director Hayman said that she does not know the date for Precinct Four yet and is awaiting a call from Commissioner Nettuno for the date. There may be a misunderstanding about the boat & trailer storage area, Director Caulfield may report on this as well. If you have a boat or trailer stored in the storage area they need to be removed by March 1, 2025. The DEC and WIA will allow residents to store their boats, trailers in their driveway or on the street in front of resident property until such time as the maintenance is completed, if the boat or trailer does not obstruct traffic. Once completed, boats and trailers may no longer can remain at the residences and can be reregistered and fee paid to store back at the storage area. Please remember that there is a list in the WIA office that shows who uses and pays to store their boats or trailers. Let us hope that this opportunity will be taken advantage of by residents that do not use the boat & trailer storage.

President Maas said that the new mowing services have done a fantastic job so far, the Parkway has not looked this good in years. Thank you to Director Caulfield, Director Gill and Pat Zappa for your help with the new mowing contract.

MAINTENANCE

Director Caulfield reported that for two years in a row he has re-organized the entire structure of WIA Maintenance. Director Caulfield spoke at length regarding the evolution of the maintenance department.

WIA has been notified by San Jacinto County that FEMA has conditionally approved our application for reimbursement on the May 2024 storms. The maximum amount allowed is about \$116,000.00. We must monitor the rest of the process to verify the amount we will receive.

The new mowing contract is tentatively awarded to Chase's Mowing. This needs to be voted on by the WIA Board of Directors. Director Caulfield wanted to give property owners an opportunity to speak regarding the mowing contract and wildflowers. Mary-Ann Readal spoke at length about wildflowers and why they should be left to go to seed. Tom Readal did not favor mowing wildflowers until late August to early September. Carole Magee and Christel Butler also made comments regarding the wildflowers on the Parkway. The WIA Board of Directors had a lengthy discussion about the mowing contract, Director Caulfield made a motion to accept the mowing contract as it is written and implemented. Director Harlow seconded the motion, and the motion unanimously carried.

The leaf and limb debris contract has been issued to Ray Norman Tree Service. Pick up will be the 1st & 3rd Mondays of each month.

Raymond Ramirez has been hired for the paid Maintenance position after WIA interviewed four candidates for Waterwood. Ray has been on the job for a week, and we have already seen things changing.

The reorganization of Maintenance has resulted so far in "beating the budget" by about \$15k, which leaves WIA with room for unexpected events. In the future we will be closely monitoring the performance of all the new contractors and monitoring the FEMA reimbursement process to assure that Waterwood receives the proper amount. Director Caulfield cautioned WIA to be ready to be audited by FEMA. Director Caulfield was told that there is a high chance of a FEMA audit after receiving money. Maintenance will also be implementing pool repairs prior to the swimming season.

WATERWOOD VFD (ED KILE)

Waterwood VFD Chief Ed Kile asked the WIA Board of Directors if the WVFD and 980 North Fire Department would be able to use the Waterwood office parking lot for a fire fair and training fundraiser on April 26, 2028. Chief Ed Kile said the event would have junk cars and the jaws of life. This will show guests at the fair and get the training done as well. There will be a vendor there and the VFD would like the WIA Board of Directors to also participate in this event in a meet and greet booth for the event. The VFD will clean up any mess that is made. This will be in conjunction with 980 Fire Department. Director Harlow made a motion for Saturday April 26, 2025, to allow

the Waterwood Fire Department to have their fundraiser in the WIA parking lot. Director Lavallais seconded the motion. Director Groskopf has concerns about insurance exposure to cutting open cars and if the insurance would cover an accident. Motion amendment to Director Harlow motion to add if liability issues are resolved. The motion unanimously carried.

DEC APPEAL: Widejko (Roofing)

Director Kirschner said that this property has completed a small improvement project without ACC application or approval. The owner said that she did not know that she had to turn in an ACC application to fix the room addition roof after a tree fell on it last year. After a lengthy discussion, Director Harlow made a motion to give the property owner 90 days to turn in an ACC application for approval and replacement of the roof and the fine will then be waived after completed. The motion was seconded by Director Kirschner and unanimously carried.

DEC APPEAL: Dowis (Roofing)

Director Kirschner said that this property has completed a small improvement project without ACC application or approval. The owner said that he will submit a small improvement application to change the roof of his patio to match the roof of the house. He said that he just needs time to correct this matter. The WIA Board of Directors discussed this matter at length, President Maas made a motion to allow 120 days for the property owner to obtain ACC approval and replace the roof on his patio and if completed within the timeframe the fine will be waived. The motion was seconded by Director Cook and unanimously carried.

ARCHITECTURAL CONTROL COMMITTEE

Raymond Ramirez reported that the ACC approved eight small improvement applications and denied three small improvement applications.

DEED ENFORCEMENT COMMITTEE

Director Kirschner reported that the DEC did their monthly drive on 02/05/2025 & 02/07/2025 and found that there were zero DRV. The DEC-DRV 209 letters for Bay Hill Point have been sent out. Director Kirschner has asked for direction regarding the falling broken fences on Waterwood Parkway. After a lengthy discussion it was decided to send the DEC 209 letters to the property owners to remove or repair the fencing. There are two properties that WIA needs to hire a contractor to clean them up under the self-help clause.

COLLECTIONS

President Maas reported that last month Waterwood was ahead in the collections process by 50 to 60 properties from this time last year. This month we are only nine ahead of the collections process from this time last year. There are 795 properties that have paid in full or on a payment plan as last Friday. President Maas made a motion to have WIA pay Pat Zappa per 209 letters for collections. Director Butler seconded the motion, and the motion unanimously carried.

Director Groskopf provided information on research that has been done on invalidating properties of defunct lien holders. This process is called Quiet Title and does have a cost. The way WIA would do this would be to have the WIA attorney file a class action lawsuit. The process WIA has been using now can take up to 10 years and WIA is not receiving any dues on those properties at all. President Maas made a motion to allow up to \$30,000.00 to have WIA's attorney to file a class action lawsuit on properties that are behind on their dues with defunct lien holders. The motion was seconded by Director Kirschner, and the motion unanimously carried.

President Maas made a motion for the Waterwood board of Directors to allow him to represent WIA at the upcoming Constable sale. Director Groskopf seconded the motion, and the motion unanimously carried.

President Maas made a motion to file a lawsuit on PFV, B 15, L 28, for past due assessments. Director Groskopf seconded the motion, and the motion unanimously carried. President Maas made a motion to file a lawsuit on GTV, B 1, L 5, for past due assessments and DRV. Director Kirschner seconded the motion, and the motion unanimously carried. President Maas made a motion to file a lawsuit on PFV, B 15, L 128, for past due assessments. Director Groskopf seconded the motion, and the motion unanimously carried. President Maas made a motion to file a lawsuit on WPV#2, B 3, L 22, for past dues assessments. Director Butler seconded the motion, and the motion carried.

AUDIT/FINANCIAL

President Maas reported that he has been looking over the Accounts Receivable Summary (Aging) report, Master Member List, the Inactive/Active report and the Balance Sheet. President Maas has had Lisa & Melissa writing off uncollectible balances from Inactive/Active Report. Once completed, this will be the first time that President Maas has been able to get the four reports to match up in over 8 years.

We are still working on financials; all Board Directors should have received the bank reconciliation. We are still trying to match up Go-Daddy payments to property accounts we are almost finished with cleaning up this fiasco. The closed bank account issues have been resolved. It was suggested that the WIA Board of Directors needs to find an online payment system that will work seamlessly with QuickBooks.

BY-LAWS AND COVENANTS

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

COMMUNITY COMMUNICATIONS

President Maas asked Director Cook if everything is uploaded to the Waterwood website. Director Cook said that she thinks that everything has been uploaded to the website. President Maas asked Director Cook if she would go through the website to make sure that everything has been uploaded and up to date.

COMMUNITY SOCIAL EVENT

Director Lavallais reported that Mardi Gras will be held on March 1, 2025, the golf cart parade will be at 11:00am, food judging will start at 12:00am and crawfish & fried fish at 1:00pm. There will also be first-third place prizes for the golf cart parade. The food contest will have prizes for three categories. Greg Riley will DJ and the crawfish will be \$9.00 a pound. The Volunteer Fire Department will be selling cotton candy and doing a 50/50 raffle.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Butler reported that the San Jacinto County Commissioners did not post an agenda and there was no Commissioners Court.

LIAISON TO ESD 2 & EMS

President Maas reported that he had a conversation with Carol Magee about how WIA will interact with ESD # 2 and the VFD. Waterwood has expressed a willingness to fund ESD # 2 at the same level as it was funding the fire department prior to January 1, 2025, taking the form of a donation. WIA owns the fire station and will propose leasing the building to ESD # 2. President Maas made a motion to allow Directors Kirschner, Groskopf, and himself to negotiate with ESD # 2 representatives on funding and contracts at 9:00am on February 19th, 2025. Director Lavallais seconded the motion, and the motion unanimously carried. Chief Ed Kile asked if he and Carol Magee could attend the meeting. President Maas responded that the meeting is open to anyone that would like to observe.

Director Harlow reported that there were zero EMS calls in the last four weeks.

President Maas made a motion to adjourn to executive session/lunch at 12:50pm. Director Kirschner seconded the motion, and the motion carried.

LIAISON TO MUD

Director Groskopf reported that MUD had a special meeting last week and will not meet until after today's WIA meeting.

LIAISON TO WNGRA

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

LIAISON TO WATERWOOD WOMEN'S LEAGUE

Director Lavallais reports that the WWL will have their yard sale on May 3, 2025, and it will be located at the Point-Blank Community Center. The WWL would like to put up signs in Waterwood

at 980 & 190 the day before the garage sale. The WWL would also like to ask if the garage sale date could be posted on the electronic sign beginning April 12, 2025.

SECURITY

Director Harlow reported that security hours have been cut from 24-hour shifts to 12-hour shifts and there have not been any complaints. Director Harlow believes that the budget cuts for security will save more money than first anticipated.

STRATEGIC Planning

Director Groskopf reported the vending machines are popular even in the off season. Director Groskopf stated that the third vending machine will be used for mostly water. As things warm up and the pool/pavilion becomes busy, the vending machines will need to be stocked most daily. The third vending machine will cost roughly \$5,000.00 and would be an asset for the summer.

There was discussion regarding the fiber project that needs to be added here

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

QUESTIONS FROM RESIDENTS

None.

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 2:00pm.

RETURN TO OPEN SESSION

The W.I.A. Board of Directors returned to the open session at 2:00pm. Director Kirschner made a motion to authorize WIA's attorney to send 10-day demand letters regarding five Bay Hill Point properties. Director Harlow seconded the motion, and the motion unanimously carried.

The meeting adjourned at 3:00pm

_____ Date



Madeline K. Cook

President 2/17/2025

Secretary 03/17/25

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