

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
March 17, 2025

CALL TO ORDER

Larry Maas called the meeting to order at 9:00 a.m. on Monday, March 17, 2025, at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Sam Butler, Keith Caulfield, Melanie Cook, Derek Gill, Jamie Groskopf, Rod Kirschner, Phyllis Lavallais, and Larry Maas. Directors absent: Rick Harlow. Others present were Executive Director Lisa Hayman, Melissa Gill, David Beving, Christel Butler, Alec Jeffs, Camille Jeffs, Ed Kile, Sue Kile, Carole Magee, and Raymond Ramirez.

MINUTES PRIOR MEETINGS

A motion to approve the February 17, 2025 meeting minutes was made by Director Kirschner and seconded by Director Lavallais. Motion approved with changes as edited. Unanimously approved and the motion carried.

EXECUTIVE DIRECTOR

After the pledge of allegiance to the American Flag and the Texas Flag were recited by all in attendance, Executive Director Lisa Hayman reported on the following:

- Trailer storage area
- Swimming pool
- Raymond Ramirez – garbage dump fencing
- Insurance for fire fair
- Electronic Sign
- Wildflower mowing – resident trying to intervene.

DEC Appeal

After a discussion between the board and the property owner, President Maas made a motion to waive the interest on the back assessments and allow a 12-month payment plan. Legal fees stand as assessed by the attorney and were not waived. Motion seconded by Director Kirschner. Motion unanimously approved.

ARCHITECTURAL CONTROL BOARD

Raymond Ramirez reported on ACB applications. Ten (10) were approved and three (3) were disapproved.

MAINTENANCE

Director Caulfield reported on several areas of maintenance. Director Caulfield made a motion to hire David Holley to remove stumps on the lot adjoining the pool area. Motion

seconded by Director Cook and passed. After a lengthy discussion, Director Groskopf made a motion to approve Director Caulfield's proposal regarding road repairs as presented to the board. Motion seconded by Director Kirschner and passed.

STRATEGIC PLANNING

Director Groskopf reported on the following:

- School property
- Quiet Title
- Vending Machines
- BBV Fiber advancing to units.

After a brief discussion concerning how well the vending machines are progressing, Director Groskopf made a motion to purchase the 3rd machine as defined in the original request. Motion seconded by Director Kirschner and passed unanimously.

DEED ENFORCEMENT

Director Kirschner reported on the following:

- 5 semi-new letters were mailed
- 6 cured violations
- 11 – 209 letters sent

Director Caulfield presented a document to send to the membership concerning parkway fencing. More information will be added and discussed.

COLLECTIONS

President Maas had previously emailed the Master Member List and spoke briefly to the board about collections. He also explained how the Master Member List, the Active/Inactive report and the Aging Summary report all tie in together.

AUDIT/FINANCIAL

President Maas reported on the Balance Sheet and Profit & Loss report for February 2025. After a brief discussion, Director Butler made a motion to approve the financials as submitted. Motion seconded by Director Cook and passed. President Maas made a motion to file a deed restriction violation on 26608 Quail, seconded by Director Lavallais. Unanimously approved and the motion carried.

EXECUTIVE SESSION

The Board adjourned to executive session at 12:37 p.m.

Personnel and legal were discussed. The Board adjourned the executive session at 2:25pm and reconvened to regular session at 2:26pm.

BYLAWS AND COVENANTS

Director Cook reported that she continues to work on changes to be made to the Bylaws and policies document and will present those to the board at the April 21, 2025 board meeting.

COMMUNITY COMMUNICATIONS

Director Cook reported on communications and the responses received.

COMMUNITY SOCIAL EVENTS

Director Lavallais reported on:

- Spring Fling – April 12
- Trivia – May 9
- Waterwood Wine Down – June 13th
- July 4th Celebration – July 4

LIASON TO WATERWOOD WOMENS LEAGUE

- Garage Sale – May 3 in Point Blank
- Bingo – October 11

Director Lavallais made a motion to approve directional signage at FM 980 as long as it is removed within 24 hours. Motion seconded by Director Butler and passed.

LIASON TO CITY AND STATE

Director Butler reported on the following commissioner's court meetings:

- 02/19/2025 – Commissioners court cancelled due to Commissioners attending an education training.
- 02/26/2025 – Commissioner Nettuno requested the court approve a donation of \$8,000 for asphalt work on Park Drive 9 (Point Lookout Estates). Approved 5-0.
- 03/05/2025 – Two lot combinations in Waterwood were approved: Lakeview Estates and Country Club Estates I.

EMS AND FIRE DEPT

President Maas reported that the EMS had no calls in Waterwood for the month of February 2025. President Maas reported on previous meetings concerning the agreement between WIA and San Jacinto County Emergency Services District No. 2. A meeting concerning fire trucks will be held as soon as the original Waterwood Volunteer Fire Department officers can determine a date. After a discussion concerning expenses from the Waterwood Volunteer Fire Department, Director Groskopf made a motion to approve the expenditures until there is an agreement made between WIA and SJC ESD No.2. Motion seconded by Director Cook and passed.

LIAISON TO MUD

Director Groskop reported that the MUD meeting will follow the WIA meeting this month. Things he will address at the March 21st Waterwood MUD meeting:

- Interagency agreement with MUD and SJC ESD No. 2 concerning water usage
- Conversation concerning how fire trucks are connected to hydrants with that could cause potential collapses.

LIAISON TO WNGRA

Director Kirschner reported on WNGRA.

- Grass has been too wet to be driven on so asking golfers to stay on cart paths.
- June tournament moved to the fall.

SECURITY

In the absence of Director Harlow, no report was given.

UNFINISHED BUSINESS - None

NEW BUSINESS - None

COMMENTS FROM PROPERTY OWNERS - None

Meeting adjourned at 5:17 p.m.

<u>4/21/2025</u>	Date
<u>[Signature]</u>	President
<u>[Signature]</u>	Secretary

***Copies of approved and signed minutes are available at the WIA office
{Preliminary Minutes – Until approved at the April 21, 2025 WIA Board Meeting}***