

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
April 21, 2025

CALL TO ORDER

Larry Maas called the meeting to order at 9:00 a.m. on Monday, April 21, 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, Larry Maas, and Rick Harlow. Others present were Executive Director Lisa Hayman, Melissa Gill, David Beving, Christel Butler, Ed Kile, Sue Kile, Mike Ross, Gina Cotter, Debra Sims, and Marie Murphy.

MINUTES PRIOR MEETINGS

Director Kirschner made a motion to approve the meeting minutes of March 17, 2025, and Director Harlow seconded it. The motion carried.

EXECUTIVE DIRECTOR

Lisa Hayman reported on:

- Pool passes
- Pool bathrooms
- Pro Star-garbage dumpsters
- Fire fair
- Piney Point criminal case
- QuickBooks training

Bass Boat Village HOA

BBV HOA President Gina Cotter has requested that WIA pay a portion of the total cost of repairing potholes around BBV condos. The cost of this project is estimated to be \$5000.00. After a lengthy discussion, President Maas made a motion to provide financial assistance to the BBV HOA of \$2,500.00, and Director Cook seconded it. It was approved 8 to 2. President Maas rescinded the previous motion for the BBV HOA parking lot repairs. President Maas made a motion to pay past due assessments per the dues schedule according to their bylaws, for 2021, 2022, 2023, and 2024, as well as interest on the BBV unit WIA foreclosed. Director Cook seconded the motion, and the motion carried 8 to 1. Director Groskopf made a motion for WIA to contribute \$1,000.00 to help the BBV HOA with pothole repairs. Director Lavallais seconded it, and the motion carried 7 to 2.

ARCHITECTURAL CONTROL BOARD

Mike Ross reported on ACB applications. Four (4) were approved. Mike Ross asked the WIA Board of Directors how many small improvement extensions a property is allowed. After a lengthy discussion, the WIA Board of Directors said they will speak with legal counsel before providing the answer.

MAINTENANCE

Director Caulfield reported on several areas of maintenance.

- FEMA money
- Trailer storage area
- Town hall meeting/Special meeting

Director Caulfield made a motion to hold a town hall/special meeting on 5/27/2025 at 6:30 pm. Director Gill seconded it, and the motion was unanimously approved.

STRATEGIC PLANNING

Director Groskopf reported on the following:

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

DEED ENFORCEMENT

Director Kirschner reported on the following:

- 5 new violations
- 5 cured violations
- 8 – 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 reported on the collections progress for 2024.

AUDIT/FINANCIAL

President Maas reported that he had not sent the Balance Sheet and Profit & Loss report to the WIA Board of Directors; this was an oversight on his part. President Maas made a motion to authorize obtaining a written order of sale and posting this property for the Constable's sale, for \$9,515.52 on LVE, L23, B8. Director Butler seconded the motion, and the motion was unanimously carried. President Maas made a motion to bid on LVE, L23, B8, at the Constable sale if there are no other bids. Director Caulfield seconded the motion, and the motion was unanimously carried. President Maas made a motion to authorize obtaining a written order of sale and posting this property for the Constable's sale, for \$3,283.70 on CCE3, L13, B11. Director Butler seconded the

motion, and the motion was unanimously carried. President Maas made a motion to bid on CCE3, L13, B11, at the Constable sale if there are no other bids. Director Groskopf seconded the motion, and the motion was unanimously carried. President Maas made a motion to authorize obtaining a written order of sale and posting this property for the Constable's sale, for \$10,042.54 on WPV2, L14, B5. Director Butler seconded the motion, and the motion was unanimously carried. President Maas made a motion to bid on WPV2, L14, B5, at the Constable sale if there are no other bids. Director Gill seconded the motion, and the motion was unanimously carried. President Maas made a motion to authorize obtaining a written order of sale and posting this property for the Constable's sale, for \$5,189.61 on BH, L3, B1. Director Harlow seconded the motion, and the motion was unanimously carried. President Maas made a motion to bid on BH, L3, and B1 at the Constable sale if there are no other bids. Director Kirscher seconded the motion, and the motion was unanimously carried.

EXECUTIVE SESSION

The Board adjourned to executive session at 12:30 p.m.

Personnel and legal were discussed. The Board adjourned the executive session at 3:35 pm and reconvened the regular session at 3:36 pm.

BYLAWS AND COVENANTS

Director Cook reported that she continues to work on changes to be made to the Bylaws and Policies document. President Maas asked to present those to the board on May 19, 2025, at the WIA Board meeting.

COMMUNITY COMMUNICATIONS

Director Cook reported on communications and the responses received. Newsletter articles due Friday, April 25, 2025.

COMMUNITY SOCIAL EVENTS

Director Lavallais reported on:

- Trivia – May 9
- Waterwood Wine Down – June 13th
- July 4th Celebration – July 4

The spring fling was held on 4/12/2025 and was a success.

LIASON TO WATERWOOD WOMENS LEAGUE

- Garage Sale – May 3 in Point Blank

LIASON TO CITY AND STATE

Director Butler reported that he had attended the last 3 commissioner's court meetings. There was nothing talked about or voted on that would affect Waterwood.

EMS AND FIRE DEPT

Director Harlow reported that he received invoices for boots and the ESO annual services. Director Harlow made a motion to pay the invoice for the boots for \$758.52 and the ESO annual services for \$4,468.73. Director Lavallais seconded the motion, and the motion was unanimously carried. President Maas made a motion to not pay any more bills until the ESD provides a quarterly budget. Director Kirscher seconded the motion, and the motion was unanimously carried.

- EMS calls – 0

LIAISON TO MUD

Director Groskopf reported on the last MUD meeting.

- Lift Station repair
- Main water line repair 980 N.
- Water leak on Stowe Pl, off La Jolla
- BBV sinkhole
- 100 water meters still need to be changed
- 504 active accounts
- 54 inactive accounts

LIAISON TO WNGRA

Director Kirschner reported on WNGRA.

SECURITY

Director Harlow reported that after making the cuts to the security budget, we have gone from 24-hour security to 12-hour security, and there have been no complaints or issues with unforeseen sickness, Director Groskopf made a motion to donate to the security officer. The motion was seconded by Director Groskopf and passed unanimously.

UNFINISHED BUSINESS- None

NEW BUSINESS - None

COMMENTS FROM PROPERTY OWNERS - None

RETURN FROM EXECUTIVE SESSION

Executive Director employment contract matters were discussed. President Maas made a motion to approve the contract as amended. Director Harlow seconded the motion. The motion carried 5 In Favor, 3 Opposed with 1 abstention.

RETURN TO OPEN SESSION

Meeting adjourned at 4:17 p.m.

5/19/2025 Date
[Signature] President
[Signature] Secretary

***Copies of approved and signed minutes are available at the WIA office
(Preliminary Minutes - Until approved at the May 19, 2025, WIA Board Meeting)***