

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

May 19, 2025

CALL TO ORDER

Larry Maas called the meeting to order at 9:00 a.m. on Monday, May 19, 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, Pat Zappa, Ed Kile, Sue Kile, Mike Ross, Steve Morrell, Shirley Morrell, Raymond Ramirez, Melinda Ramirez, Nancy Stewart, Darrell Boeske, Douglas Dick, Lenette Peterson, Pamala Sultan, and Dianne Chrestopoulos.

MINUTES PRIOR MEETINGS

Director Harlow made a motion to approve the meeting minutes of April 21, 2025, and Director Kirschner seconded it. The motion carried.

EXECUTIVE DIRECTOR

Lisa Hayman reported on:

- Pool passes
- Pool Rules
- Pro Star-garbage dumpsters
- Subdivision flood lights
- US & Texas flag lighting

Director Caulfield made a motion to buy lighting for the US and Texas flags at the entrance of FM 980 and Waterwood Parkway. Director Lavallais seconded it. The motion carried.

ACB Appeal (Boeske)

Front fencing, Darrell Boeske presented his appeal, questions, and request. ACB member Mike Ross discussed the ACB position on front fencing. After a lengthy discussion, the WIA board of directors will have three directors meet with the members of the ACB regarding front fencing material options. Mr. Boeske was told that someone from the WIA board would contact him with answers to his questions and their decision.

ARCHITECTURAL CONTROL BOARD

Raymond Ramirez reported on ACB applications. Four (4) were approved, one (1) was denied, and one (1) was turned over to DEC.

MAINTENANCE

Director Caulfield reported on several areas of maintenance.

- FEMA money
- PFV-Mowing & debris
- Road repair (Fernwood CT)
- Trailer/Boat storage area
- Pool/Pavilion drainage

Director Caulfield made a motion, at a property owner's request, to repair the road on Fernwood CT. The motion was seconded by Director Kirschner, and after a lengthy discussion. The motion did not pass.

Director Harlow made a motion to budget for road repairs in WP1 (Fernwood CT) in the WIA 2026 maintenance budget. Director Cook seconded the motion, and the motion carried. Director Gill has received 3 quotes to clear, clean, and bring the rock base back to the surface. Director Gill made a motion to use the trailer/boat revenue and let Chase Lawn Service have the contract for \$2,250.00. Director Harlow seconded the motion, and the motion carried. Director Gill thanked Director Groskopf for volunteering to remove the saplings, small trees, and debris at the trailer storage area. This has saved Waterwood \$650.00. Director Gill made a motion to purchase a sprayer and a small trailer for weed management in the trailer/boat storage area and other parts of Waterwood. Using green products for \$1,000.00, Director Kirschner seconded the motion, and the motion carried. Director Caulfield made a motion to fix the drainage from the May 2024 storms next to the pool restrooms and to fix the drainage at the pool parking lot. For \$4,200.00, the motion was seconded by Director Lavallais. The motion carried.

STRATEGIC PLANNING

Director Groskopf reported on the following:

- School property
- 3rd Vending Machine
- LCS Fiber project contract review

Director Kirschner made a motion to grant LCS Fiber a one-year extension on the contract between WIA and LCS Fiber until June 15, 2027. Director Gill seconded the motion, and after a lengthy discussion, the motion passed by a vote of 5 to 3. Director Groskopf abstained from the vote.

DEED ENFORCEMENT

Director Kirschner reported on the following:

- 7 new violations
- 6 cured violations
- 6 – 209 letters sent

COLLECTIONS

President Maas reported that the association has collected on 934 properties, 16 more than this time last year. There are 7 new payment plans. There were 90 properties in San Jacinto County for tax sale, but now the number is 80. WIA also had 71 lawsuits; this number has gone down to 61.

AUDIT/FINANCIAL

President Maas reported:

- P&L
- Balance sheet
- Bank reconciliations

President Maas made a motion to approve the April financials. Director Caulfield seconded the motion, and the motion passed. President Maas made a motion to file suit to foreclose the assessment lien for delinquent assessments. On Piney Point, Lot 10, for \$13,063.43. Director Kirschner seconded the motion, and the motion carried. President Maas made a motion to authorize the obtaining a writ and order of sale and posting the property for constable sale on Bay Hill, block 5, lot 4, for \$6,237.26. The motion was seconded by Director Harlow and carried. President Maas made a motion to authorize Katine, Nechman, McLaurin, LLC., to bid up to the judgment amount at the constable sale. The motion was seconded by Director Caulfield and carried. President Maas made a motion to authorize the obtaining a writ and order of sale and posting this property for constable sale on Lakeview Estates, block 3, lot 7, for \$9,565.70. The motion was seconded by Director Harlow and carried. President Maas made a motion to authorize obtaining a writ and order of sale and posting this property for constable sale on Park Forest Village, block 13, lot 19, for \$10,969.94. Director Harlow seconded the motion, and the motion carried. President Maas made a motion to authorize Katine, Nechman, McLaurin, LLC., to bid up to the judgment amount at the constable sale. Director Caulfield seconded the motion, and the motion carried.

EXECUTIVE SESSION

The Board adjourned to the executive session at noon.

Personnel and legal were discussed. The Board adjourned the executive session at 2:35 pm and reconvened the regular session at 2:36 pm.

BYLAWS AND COVENANTS

Director Cook reported on:

- Proposed changes to the Bylaws and policies.
- Fencing
- Trees
- Animals
- Garage sales

Director Lavallais made a motion to place the following on the annual meeting ballot: 1 garage sale in Waterwood annually. The WIA Board of Directors will determine the date so as not to conflict with the Waterwood Women's League garage sale. Director Kirschner seconded the motion, and the motion carried.

Director Caulfield made a motion to place the following on the annual meeting ballot: Lots backing up to a major road in Waterwood would be required to place a fence on the property line for new construction. Director Harlow seconded the motion and the carried.

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:

- Waterwood Wine Down – June 13th
- July 4th Celebration – July 4

LIASON TO WATERWOOD WOMENS LEAGUE -None

LIASON TO CITY AND STATE

Director Butler reported that he had attended commissioner's court meetings. There was a lot-combination approved for a Waterwood property owner.

EMS AND FIRE DEPT

Director Harlow reported on EMS

- EMS calls – 1

LIAISON TO MUD

Director Groskopf reported on the last MUD meeting.

- Lift Station repair

LIAISON TO WNGRA

Director Kirschner reported on WNGRA.

SECURITY

Director Harlow reported on security.

Nominations of Officers

- New President (Director Kirschner)
- Legal Committee (Director Kirschner, Director Caulfield, and Director Groskopf)
- Treasurer (Director Lavallais)

UNFINISHED BUSINESS- None

NEW BUSINESS - None

COMMENTS FROM PROPERTY OWNERS

Ed Kile, Pat Zappa

Director Harlow made a motion to adjourn the meeting. Director Gill seconded the motion, and the motion carried.

Meeting adjourned at 4:15 p.m.

June 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 June 16, 2025, WIA Board Meeting)