

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
February 20, 2023

CALL TO ORDER

Larry Maas called the meeting to order at 9:00 a.m. on Monday, February 20th, 2023, at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Larry Maas, Keith Caulfield, Larry Westerdahl, Melanie Cook, Phyllis Lavallais, Danny Byrd, and Michael Duffey. Randy Ayres was absent. Others present were Executive Director Lisa Hayman, Kathy Samperi, David Beving, John Dagleish, Patricia Zappa, Kevin and Maria Brashear, Rudy Alvarez and Rod Kirschner.

MINUTES PRIOR MEETINGS

A motion to approve the January 16th, 2023, Meeting Minutes was made by President Maas seconded by Director Duffey. All approved and the motion to approve the minutes passed.

EXECUTIVE DIRECTOR

Executive Director Hayman reported on what the office has been working on for the last month.

ARCHITECTURAL CONTROL BOARD

Kathy Samperi reported on ACB applications.

COLLECTIONS

Director Lavallais reported the Collection Report.

AUDIT/FINANCIAL

President Maas reported on Budgets.

BYLAWS AND COVENANTS

Director Lavallais reported on communications.

COMMUNITY COMMUNICATIONS

Director Cook reported on communications.

COMMUNITY SOCIAL EVENTS

Director Westerdahl reported on Community and Social Events.

LIASON TO CITY AND STATE

Director Cook reported on Commissioners Court meeting.

EMS AND FIRE DEPT

Director Ayres was absent.

LIAISON TO MUD

Director Duffy reported on M.U.D.

LIAISON TO WNGRA

Director Caulfield on WNGRA.

MAINTENANCE

Director Caulfield gave the maintenance report. At the request of Bass Boat Village Director Caulfield moved that work to mitigate outflow problems causing flooding at Bass Boat Village using a trac hoe with an estimated cost of \$3000 be undertaken with Waterwood Improvement Association picking up the cost. Bass Boat Village Homeowners Association is responsible for obtaining written permission from George Russell regarding use of his land during this project. The project will not be started until that has been obtained. Director Cook seconded the motion after a lengthy discussion all were in favor and the motion passed unanimously.

SECURITY

Director Maas reported for Director Ayres.

STRATEGIC PLANNING

Director Duffey reported on future developments.

UNFINISHED BUSINESS- Director Maas reported on credit card payments in Quickbooks.

NEW BUSINESS - None

QUESTIONS FROM RESIDENTS – Rudy Alvarez asked about the streetlights past Latrobe on the parkway.

Patricia Zappa asked about the collections company who collected dues on our behalf. Patricia Zappa asked about the sale of land down Waterwood Parkway. John Dagleish asked about the status of the multi-purpose building.

EXECUTIVE SESSION

The Board adjourned to executive session at 11:27 a.m.

Current legal proceedings were discussed.

The Board adjourned executive session at 12:25 and went back into regular session.

Director Maas made a motion to file lawsuit on home in Greentree with unapproved house color. Motion was seconded by Director Caulfield all were in favor and the motion passed.

Director Maas made a motion to file lawsuit on the home in the Villas that is not in accordance with the deed restrictions. Director Cook seconded the motion all were in favor and the motion passed.

Director Ayres made a motion to adjourn it was seconded by Director Caulfield all were in favor of the motion it passed.

Meeting adjourned at 1:20 p.m.

_____	Date
_____	President
_____	Secretary

Copies of approved and signed minutes are available at the WIA administrative office {Preliminary Minuit – Until approved at the March 20th, 2023 WIA Board Budget Meeting}