

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
September 15, 2025

CALL TO ORDER

President Rod Kirschner called the meeting to order at 9:00 a.m. on Monday, September 15, 2025, at the WIA Office. Rod Kirschner served as Chairman of the meeting. Directors present included: Keith Caulfield, Derek Gill, Jamie Groskopf, Rod Kirschner, Greg Gusman, David Beving, Sam Butler, and Phyllis Lavallais. Absent Director Melanie Cook. Others present were Executive Director Lisa Hayman, Melissa Gill, Pat Zappa, Kathy Samperi, and Mary Anne Oller.

MINUTES PRIOR MEETINGS

President Kirschner made a motion to approve the meeting minutes of August 18, 2025, and Director Beving seconded it. The motion carried 8 to 0. President Kirschner recognized that the WIA Board of Directors candidates, Kathy Samperi and Greg Gusman, were present.

Comments from Property Owners

Kathy Samperi had questions about the WIA Board of Directors' Executive Session and the voting process, as referenced in the Board meeting minutes. President Kirschner and Director Groskopf answered Kathy Samperi's questions.

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported on:

- Pool Restrooms (Men's Blowout & Clean up) Thank you, Raymond
- Pavilion Rentals
- Smoking at the Pool/Pavilion
- Payments

Director Lavallais made a motion to increase the refundable deposit to reserve the Pavilion from \$25.00 to \$100.00 for residents renting the Pavilion and to take a before-and-after picture of the Pavilion. The motion was seconded by Director Groskopf. After a lengthy discussion, the motion carried 7 to 1.

ARCHITECTURAL REVIEW COMMITTEE

Kathy Samperi reported that the ARC:

- Denied a shed in WPV2.
- Denied clearing an unimproved lot in CCE1.
- Approved deck in CCE1.
- Approved retaining wall & windows in BH.
- Approved fence on one side of a pickleball court.

- Approved paint & replacement of wood on a house.
- Approved a fence in CCE1.
- Approved new windows, paint & replacement of soffits on a house in CCE3.
- Approved new windows in GTV.
- Approved replacement & repair of rotten wood on a house.
- Approved in closing a deck, adding a door & adding a porch in CCE1.

MAINTENANCE

Director Gusman reported:

- Trailer Storage (26 Spots)
- Bass Boat Village Unit (Drywall Removal)
- Mowing
- Dead Trees

President's Report

President Kirschner reported:

- ESD2 License Agreement on Fire House (Not Agreed)
- Fire Department Grant
- New ARC Law (1 Year Term & Appointed by WIA Board of Directors)

STRATEGIC PLANNING

Director Groskopf reported:

- LCS Project Done Per Contract
- Vending Machine Off-Season Sales
- Incentives for Small Home Builders

Aggie Land Construction has agreed to the building incentive program. Aggie Land Construction will purchase four lots to build homes. The annual dues and Taxes will be paid on these lots by the builder. The capital improvement fee will be deferred for 12 to 24 months on these properties.

DEED ENFORCEMENT

President Kirschner reported:

- 14 New Violations
- 15 Cured Violations

COLLECTIONS

Melissa Gill:

- As of 09/11/2025, the WIA office has collected 1012 properties
- Legal Cost
- Lawsuit Recoveries

AUDIT/FINANCIAL

Executive Director Lisa Hayman:

- August 2025 Financials

President Kirschner made a motion to approve the August 2025 financials. The motion was seconded by Director Gill, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on GV11a, B19, L16, for \$1,497.48. The motion was seconded by Director Caulfield, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R66640 & R66659 for \$3,792.77. The motion was seconded by Director Groskopf, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R68592, R68595, & R67404, for \$5,965.36. The motion was seconded by Director Butler, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R66728 for \$7,510.41. The motion was seconded by Director Gill, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R66779, R66526, & R66510 for \$6717.46. The motion was seconded by Director Gill, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R66506 for \$1,133.71. The motion was seconded by Director Caulfield, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R66769 for \$2,130.44. The motion was seconded by Director Caulfield, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R68338 for \$1,532.88. The motion was seconded by Director Gill, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R66467 for \$1,138.15. The motion was seconded by Director Caulfield, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R66634 for \$1,133.71. The motion was seconded by Director Caulfield, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R66733 for \$1,133.71. The motion was seconded by Director Caulfield, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R60606 for \$1,137.16. The motion was seconded by Director Caulfield, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R67467 for \$1,136.67. The motion was seconded by Director Gill, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R66506 for \$1,133.71. The motion was seconded by Director Caulfield, and the motion carried 8 to 0. President Kirschner made a motion to authorize a lawsuit on R66554 for \$1,133.71. The motion was seconded by Director Butler, and the motion carried 8 to 0.

EXECUTIVE SESSION

The Board adjourned to the executive session at 10:30 am.

Personnel, legal, and Morgan Stanley investments were discussed. The Board adjourned the executive session at 12:50 pm and reconvened the regular session at 12:50 pm.

BYLAWS AND COVENANTS

- None

COMMUNITY COMMUNICATIONS

- None

COMMUNITY SOCIAL EVENTS

Executive Director Lavallais reported on:

- September Family Game Night was on Saturday, 9/6/2025, and was a success
- Waterwood Jingle Mingle, Friday, Saturday, 12/5/2025, 6-9 pm

LIASON TO WATERWOOD WOMENS LEAGUE

Executive Director Lavallais reported on:

- Bingo Night, Saturday, 10/3/2025
- Pecan Sale
- CPR Class limited to Ten Spots
- Sweaters for Veterans
- Wine Bottle Donations

LIASON TO CITY AND STATE

Director Butler reported on:

- SJC Commissioners Court 07/23/2025, 10 items were discussed, considered, and a possible vote to approve. One item was tabled regarding the removal of the ESD#1 appointed commissioner.
- SJC Commissioners Court 08/06/2025, nine items were discussed, considered, and a possible vote to approve. Vote to lower the current tax rate of 0.50776 by setting a proposed tax rate for FY 2025-2026 of 0.48291. No vote was taken, and the item was tabled.
- SJC Commissioners Court 08/20/2025 no items which affected Waterwood.
- Public Hearing 09/02/2025 to adopt 2025-2026 budget and set tax rate. The commissioners voted unanimously to adopt the 2025-2026 budget, with a 5-0 vote. Commissioners voted unanimously to adopt a tax rate of 0.48291. Greg Magee presented an application for combinations of lots in Waterwood. Combining a lot in Waterwood, CCE#1, with a lot in Waterwood, Bay Hill. This item was approved 5-0.

EMS AND ESD#2

Director Gill reported on EMS:

- EMS calls – 4
- Transported – 3
- Canceled – 1

President Kirschner reported on ESD#2:

- Agreement Between WIA and EDS#2, (no agreement reached)

LIAISON TO MUD

Director Groskopf reported:

- Tax Rate

LIAISON TO WNGRA

Director Kirschner reported on WNGRA:

- Tournament (9/27/2025)

SECURITY

Director Gill reported on security:

- Who's Responding App is now active
- Escort School Buses #61 and #4
- Responded to 10 Received Calls

Elections & Nominations

Director Caulfield reported on elections:

- Progress of Ballots
- Election Process
- Trustworthiness
- Transparency
- Timeline

UNFINISHED BUSINESS

- Multipurpose-Building

The multipurpose-building committee has held four meetings so far and will have one more meeting before taking contractor bids.

NEW BUSINESS - None

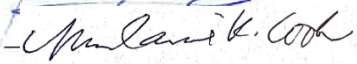
President Kirschner made a motion to adjourn the meeting. Director Caulfield seconded the motion, and the motion carried.

Meeting adjourned at 2:15 p.m.

10/20/25

_____ Date

 _____ President

 _____ Secretary

Copies of approved and signed minutes are available at the WIA office (Preliminary Minutes - Until approved at the October 20, 2025, WIA Board Meeting)