

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

October 20, 2025

CALL TO ORDER

President Rod Kirschner called the meeting to order at 9:03 a.m. on Monday, October 20, 2025, at the WIA Office. Rod Kirschner served as the meeting's Chairman. Directors present included: Keith Caulfield, Derek Gill, Jamie Groskopf, Rod Kirschner, Greg Gusman, Sam Butler, Phyllis Lavallais, and Melanie Cook. Absent Director David Beving. Others present were Executive Director Lisa Hayman, Melissa Gill, Pat Zappa, Raymond Ramirez, Melinda Ramirez, Ed Kile, Sue Kile, Wanda Gardner, Jodi Galgay, James Schwebach, Chance Cundiff, Charity Cundiff, Christel Butler, Carole Magee, Johnnie McCray, Jeff Oller, and Mary Anne Oller. President Kirschner made a motion to approve the October 20, 2025, meeting agenda. Director Lavallais seconded the motion, and the motion carried 8 to 0.

MINUTES PRIOR MEETINGS

Director Caulfield made a motion to approve the September 15, 2025, meeting minutes, and Director Gill seconded it. The motion carried 8 to 0.

Comments from Property Owners

- James Schwebach
- Mary Anne Oller
- Wanda Gradner
- Daniel Schoenemann

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported on:

- Preparing 2025 Annual Charge Invoices
- Household Garbage Stickers

Jamie Groskopf was hired roughly six years ago to install the electronic gate in the household garbage area and has provided trash stickers to property owners in Waterwood since then. During this period, Jamie has provided 1,600 trash stickers; each property is allowed two stickers. Director Lavallais made a motion to charge \$10.00 for replacement trash stickers. The motion was seconded by Director Gill, and the motion carried 7-0 with one Director abstaining.

ARCHITECTURAL REVIEW COMMITTEE

Raymond Ramirez reported that the ARC:

- Approved 15 Small Improvement Projects

MAINTENANCE

Director Gusman reported:

- Trailer Storage (6 Spots left)
- Bass Boat Village Unit (AC unit)
- Mowing
- Painting at the Pavilion
- Office Generator Radiator

Director Gusman obtained three bids for a replacement AC unit for the Bassboat Village condo. Director Gusman made a motion to spend up to \$5,000.00 to replace the AC unit at 221 Bassboat Village. Director Groskopf seconded the motion, and the motion carried 7 to 0. Director Groskopf made a motion to spend up to \$1,600.00 to replace the generator radiator at the WIA office. Director Lavallais seconded the motion, and the motion carried 8 to 0.

President's Report

President Kirschner reported:

- Quiet Title Lawsuit (117 properties)
- San Jacinto County Property Tax Sale Nov.4, 2025
- Bassboat Village 221 (approved to house EMS)
- New State Law regarding ARC

Director Butler made a motion to reject the lien holder's offer to sell the liens on 117 properties to WIA for \$150k. Director Groskopf seconded the motion, and the motion passed unanimously 8-0.

STRATEGIC PLANNING

Director Groskopf reported:

- LCS Project Done Per Contract
- The Vending Machine is out of order, waiting for a repair warranty from the company.

DEED ENFORCEMENT

President Kirschner reported:

- 2 New Violations – Excellent Month
- 16 Cured Violations

President Kirschner made a motion to send a 10-day self-help 209 letter to R68952. The motion was seconded by Director Gill, and the motion carried 8-0.

President Kirschner made a motion to send a 10-day self-help 209 letter to R68655. Director Lavallais seconded the motion, and the motion carried 8-0.

COLLECTIONS

Melissa Gill:

- As of 10/15/2025, the WIA office has collected 1014 properties

AUDIT/FINANCIAL

Executive Director Lisa Hayman:

- August 2025 Financials

President Kirschner made a motion to approve the September 2025 financials. The motion was seconded by Director Gill and carried 8 to 0.

President Kirschner made a motion to file suit to foreclose the assessment lien for delinquent assessments for R67225. The motion was seconded by Director Gill, and the motion carried 8-0. President Kirschner made a motion to file suit to foreclose the assessment lien for delinquent assessments for R67227. Director Groskopf seconded the motion, and the motion carried 8-0. President Kirschner made a motion to file suit to foreclose the assessment lien for delinquent assessments for R68261. Director Gusman seconded the motion, and the motion carried 8-0. President Kirschner made a motion to file suit to foreclose the assessment lien for delinquent assessments for R68245. Director Lavallais seconded the motion, and the motion carried 0-8. President Kirschner made a motion to file suit to foreclose the assessment lien for delinquent assessments for R401653, R60598, R60600, R60601, R60602, and R60644. Director Butler seconded the motion, and the motion carried 8-0. President Kirschner made a motion to authorize obtaining a writ and order of sale and posting of property R67543 for constable sale. Director Gusman seconded the motion, and the motion carried 8-0.

EXECUTIVE SESSION

The Board adjourned the executive session at 12:10 pm.

Personnel, legal, ESD#2, and Morgan Stanley investments were discussed. The Board adjourned the executive session at 2:30 pm and reconvened the regular session at 2:32 pm.

President Kirschner made a motion to continue offering the licensing agreement to ESD#2 for use of the Fire Station building, rather than a lease agreement. The cameras will remain at the Fire Station building, WIA to be placed as the lien holder on the Fire trucks. The ESD#2 must also have a contract with Waterwood Fire & Rescue. WIA will not issue any non-essential funding until these stipulations are met; in addition, the WIA Board of Directors will not provide a letter of funding intent to ESD#2. Director Groskopf seconded the motion, and the motion carried 8-0.

BYLAWS AND COVENANTS

Director Cook reported that:

- Checking new and old WIA websites to ensure accuracy.
- Making changes to the Waterwood Policy documents for the WIA Board to review and vote on.

COMMUNITY COMMUNICATIONS

- Newsletter

COMMUNITY SOCIAL EVENTS

Director Lavallais reported on:

- November 7, 2025, Trivia night 6 pm
- Waterwood Jingle Mingle, Friday, Saturday, 12/5/2025, 6-9 pm ^{G. MC}

LIASON TO WATERWOOD WOMENS LEAGUE

Director Lavallais reported on:

- Pecan Sale
- CPR Class limited to Ten Spots
- Sweaters for Veterans

LIASON TO CITY AND STATE

Director Butler reported on:

- SJC Burn Ban
- 9/17/2025, Director Butler attended the SJC Commissioners Court. No information was given about Waterwood.
- 10/01/2025, Director Butler attended the SJC Commissioners Court. SJC Commissioner Nettuno requested approval to accept the resignation of Gregory Riley as Director of SJC ESD #2. The vote was unanimous 5-0. Commissioner Nettuno presented Alex Chrestopoulos as a candidate to replace Gregory Riley. Judge Faulkner motioned to accept Chrestopoulos's nomination. The vote was 5-0, and Alex Chrestopoulos was sworn in after that. This new Director will complete the remaining time of the 2-year position.

EMS

Director Gill reported on EMS:

- EMS calls – 2
- Transported – 2

ESD 2

President Kirschner reported on ESD#2:

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

LIAISON TO MUD

Director Groskopf reported:

- Water leak (Bayview Cir)

LIAISON TO WNGRA

- Golf Course Lawsuit

Director Caulfield made a motion to spend up to \$20,000.00 on the mediation of the golf course lawsuit. Director Groskopf seconded the motion, and the motion carried 8-0.

SECURITY

Director Gill reported on security:

- Replaced a Tire on the Toyota
- 11 Calls

Director Gill made a motion to approve \$1,800.00 to purchase new batteries and pads for the AED. Director Butler seconded the motion, and the motion carried 7-1. Director Gill made a motion to approve \$2,000.00 to purchase a new AED. Director Gusman seconded the motion, and the motion carried 8-0.

Elections & Nominations

Director Caulfield reported on elections:

- Progress of Ballots
- Election Process
- Trustworthiness
- Transparency
- Timeline
- Replacement Ballots (November 3-19)

Director Caulfield discussed at length the findings that the WIA Board Director candidate, Daniel Murphey, is not a property owner. Director Caulfield made a motion to remove Daniel Murphey from replacement ballots, and votes cast for Daniel Murphey are invalid. Director Lavallais seconded the motion, and the motion carried 8-0.

Director Butler made a motion that, in the future, when receiving legal guidance/advice, the WIA attorney's office provide guidance/advice in writing, a printable document. Director Lavallais seconded the motion, and the motion carried 6-2.

UNFINISHED BUSINESS

- Multipurpose-Building

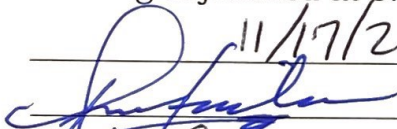
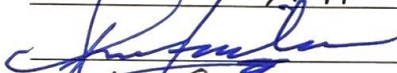

The multipurpose-building committee's job is complete. WIA will be taking bids from contractors. The bids will be open and reviewed at the November 17, 2025, WIA Board meeting.

NEW BUSINESS

- Pool/Pavilion Fine for abuse (Item Tabled)

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

Meeting adjourned at 3:45 p.m.

	11/17/25	Date
		President
		Secretary

Copies of approved and signed minutes are available at the WIA office (Preliminary Minutes – Until approved at the November 17, 2025, WIA Board Meeting)