

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
November 17, 2025

CALL TO ORDER

President Rod Kirschner called the meeting to order at 9:00 a.m. on Monday, November 17, 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, David Beving, and Melanie Cook. Absent Director Phyllis Lavallais. Others present were Executive Director Lisa Hayman, Melissa Gill, Pat Zappa, Raymond Ramirez, Melinda Ramirez, Ed Kile, Sue Kile, James Schwebach, Carole Magee, Mary Anne Oller, Sharon Gusman, and Cecilia Caulfield.

MINUTES PRIOR MEETINGS

Director Butler made a motion to approve October 20, 2025, meeting minutes, and Director Caulfield seconded it. The motion carried 8 to 0.

Comments from Property Owners

- James Schwebach
- Mike Ross
- Anita Paul
- Mary Anne Oller

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported:

- 2025 Annual Charge Invoices (mailed 11/1/2025)
- Garbage Dump Area

ARCHITECTURAL REVIEW COMMITTEE

Raymond Ramirez reported that the ARC:

- 9 Approved
- 1 extension

MAINTENANCE

Director Gusman reported:

- Fallen Trees and limbs removed from Roadways by Raymond Ramirez
- Lawn Service with Weed Eating and Leaf Blowing of Curbs & Streets
- Self-help to Mow a Lot at the Villas (Violation of Deed Restrictions)
- Roads Raymond Ramirez patched 3 or 4 holes on Bay Hill & Latrobe

The water bill for the 190 Flower Bed was extremely high in October. The Plumber said there is No Water leak. WIA has requested that a new meter be installed.

President's Report

President Kirschner reported:

- Budget 2026

Director Gusman made a motion to nominate and appoint Director Gill as Nomination Chair for 2026. Director Butler seconded the motion, and the motion carried 7-0, with Director Gill abstaining as the nominee.

STRATEGIC PLANNING

Director Groskopf reported:

- The Vending Machine is out of order, waiting for a warranty repair.

DEED ENFORCEMENT

President Kirschner reported:

- 6 New Violations
- 6 Cured Violations
- 6 DEC-DRV 209's Sent

COLLECTIONS

Melissa Gill:

- As of 11/11/2025, the WIA office has collected 1024 properties

Director Groskopf made a motion to have Melissa write off the 2025 annual charges from the property accounts marked DNB, TS, CS, and LS. Director Gusman seconded the motion, and the motion carried 7-1.

AUDIT/FINANCIAL

Executive Director Lisa Hayman:

- October 2025 Financials

Director Caulfield made a motion to approve the October 2025 Financials. The motion was seconded by Director Gill, and the motion carried 8-0. President Kirschner made a motion to authorize obtaining a writ and order of sale and posting this property for constable sale for R66433 for \$7,898.21. The motion was seconded by Director Gill, and the motion carried 8-0. President Kirschner made a motion to authorize obtaining a writ and order of sale and posting this property for constable sale for R68216 for \$8,683.85. The motion was seconded by Director Gill, and the motion carried 8-0. President Kirschner made a motion to authorize obtaining a writ and order of sale and posting this property for constable sale for R66461 for \$6,495.34. The motion was seconded by Director Gill, and the motion carried 8-0. President Kirschner made a motion to authorize obtaining a writ and order of sale and posting this property for constable sale for R67633 for \$8,496.63. The motion was seconded by Director Gill, and the motion carried 8-0. President Kirschner made a motion to authorize obtaining

a writ and order of sale and posting this property for constable sale for R66690 for \$7,385.51. The motion was seconded by Director Gill, and the motion carried 8-0. President Kirschner made a motion to authorize proceeding with the filing of a suit to foreclose for R68477. The motion was seconded by Director Gill, and the motion carried 8-0.

EXECUTIVE SESSION

The Board adjourned the executive session at 11:05 am.

Personnel, legal, ESD#2, resident complaint (Schwebach), and LCS contracts were discussed. The Board adjourned the executive session at 4:00 pm and reconvened the regular session at 4:05 pm.

In response to residents' complaints, Director Butler made a motion to form an ethics committee to draft an ethics code for the WIA Board Directors to follow. This document will be included in the Waterwood Policies document and presented to the Waterwood membership for a vote in the 2026 mail-out. The ethics code document will go into effect after being drafted and recorded at the SJC clerk's office. Director Cook seconded the motion, and the motion carried 8-0.

BYLAWS AND COVENANTS

- None

COMMUNITY COMMUNICATIONS

Director Cook Reported on:

- Newsletter

COMMUNITY SOCIAL EVENTS

Executive Director Lisa Hayman reported on:

- Waterwood Jingle Mingle, Saturday, 12/5/2025, 6-9 pm
- Charlie Brown Christmas Party, Saturday, 12/20/2025, 2-4 pm. This event is sponsored and paid for by the WIA office staff (Lisa Hayman and Melissa Gill), as well as by WIA Board President Kirschner, Nancy Stewart, and Waterwood property owner Larry Westerdahl.

LIASON TO WATERWOOD WOMENS LEAGUE

- None

LIASON TO CITY AND STATE

Director Butler reported on:

- 10/29/2025 - SJC Burn Ban is still in effect
- 11/12/2025 – Under public comments, it was announced that all constitutional amendments had been passed in San Jacinto County. Overall, 3300 votes were counted for the county.

- 11/12/2025 – Consideration, discussion, and possible vote to nominate and approve the 2026-2027 Board of Directors of San Jacinto County Appraisal District. Ski Spivey and Michael Corvell were nominated and approved by a 5-0 vote.

EMS

Director Gill reported on EMS:

- EMS calls – 6
- Transported – 4

ESD 2

President Kirschner reported on ESD#2:

- Agreement Between WIA and EDS#2, (no agreement reached)
- WIA Has Funded ESD#2 \$111k for 2025 as of today (11/17/2025)

LIAISON TO MUD

Director Groskopf reported:

- None

LIAISON TO WNGRA

- Golf Course Lawsuit

SECURITY

Director Gill reported on security:

- Calls 7

Two new AED units were purchased: one for security to take on patrol, and one for the WIA community room.

Elections & Nominations

Director Caulfield reported on the election:

- Ballot Replacement Deadline 11/19/2025
- Ballot Return Deadline 12/11/2025, 4:30 pm
- Counting Day 12/12/2025
- Annual Meeting 12/13/2025

Thank you to the replacement response team, Mike Folk, Darrell Boeske, Larry Westerdahl, Marvin Lutz, and David Beving. Information will be sent out to WIA Board Candidates, offering them the opportunity to have a representative of their choice presented for the vote-counting process.

UNFINISHED BUSINESS

- Multipurpose-Building

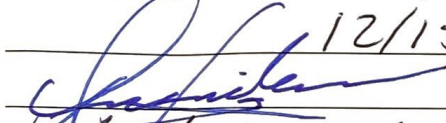
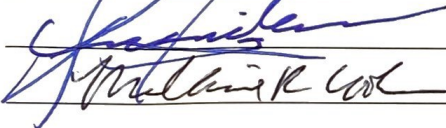
After reviewing the documentation and costs for the multipurpose building, Director Gusman noted that \$117k has already been spent out of the \$800k approved budget. We may not have enough money left to build the multipurpose building and may have to go out to the membership for a vote to allow more funding.

NEW BUSINESS

- None

Director Butler made a motion to adjourn the meeting. Director Gill seconded the motion, and the motion carried 8-0.

Meeting adjourned at 4:45 p.m.

	12/15/25	Date
		Secretary

Copies of approved and signed minutes are available at the WIA office (Preliminary Minutes - Until approved at the December 15, 2025, WIA Board Meeting)