

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

CALL TO ORDER

President Rod Kirschner called the meeting to order at 9:00 a.m. on Monday, December 15, 2025, at the WIA Office. Rod Kirschner served as the meeting's Chairman. Directors present included: Louis Pabor, Derek Gill, Jamie Groskopf, Rod Kirschner, Rob Davis, Sam Butler, Phyllis Lavallais, and Melanie Cook. Absent Director Greg Gusman. Others present were Executive Director Lisa Hayman, Melissa Gill, Pat Zappa, Ed Kile, Sue Kile, James Schwebach, Carole Magee, Mary Anne Oller, Christel Butler, Mike Ross, Luanne Pabor, Kathy Samperi, David Beving, Melissa Whitley, and Marc Wincent.

MINUTES PRIOR MEETINGS

Director Groskopf made a motion to approve the November 17, 2025, meeting minutes, with one correction, and Director Lavallais seconded it. The motion carried 8 to 0.

Comments from Property Owners

- None

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported:

- The WIA office has been receiving the 2025 Annual Charge Payments.
- DEC Books will be assembled and given to all the WIA Board of Directors.
- Thank you, Raymond Ramirez, for taking the initiative and putting out the community Christmas decorations.
- Thank you, Alex Chrestopoulos, for organizing a team of volunteers to help with putting the Christmas trees on the Parkway.

President Kirschner made a motion to remove ex-employees or ex-board Directors from the WIA checking account and add Melissa Gill to the checking account. Director Cook seconded the motion, and the motion carried 8-0.

Reminder: the kids' Charlie Brown Christmas party will be on 12/20/2025 from 2:00 pm to 4:00 pm at the WIA office.

ARCHITECTURAL REVIEW COMMITTEE

Raymond Ramirez reported that the ARC:

- 6 Approved
- 1 Denial

MAINTENANCE

In the absence of Director Gusman, President Kirschner reported:

- On the roof at the fire station.

Director Butler made a motion to obtain three bids to fix the roof leak at the fire station. The motion was seconded by Director Gill, and the motion carried 8-0.

President Kirschner made a motion to allow up to \$7,500.00 for a new A/C unit at Bass Boat Village apartment and an additional \$500.00 for ductwork, if needed. Director Lavallias seconded the motion, and the motion carried 7-0.

President's Report

President Kirschner reported:

- None

STRATEGIC PLANNING

Director Groskopf reported:

- The Vending Machine is up and running again.
- WIA Builder Incentive program for WIA-owned 117 lots.

DEED ENFORCEMENT

President Kirschner reported:

- No DEC Drive for December

COLLECTIONS

Melissa Gill:

- As of 12/12/2025, the WIA office has collected 1025 properties for 2024 assessments.
- As of 12/12/2025, the WIA office has collected 290 properties for 2025 assessments.

AUDIT/FINANCIAL

President Kirschner made a motion to add Directors Rob Davis and Louis Pabor to the WIA Morgan Stanley account. Director Lavallias seconded the motion, and the motion carried 8-0. President Kirschner made a motion to remove former Director Keith Caulfield from the Morgan Stanley account. The motion was seconded by Director Gill, and the motion carried 8-0.

EXECUTIVE SESSION

The Board adjourned the executive session at 11:40 am.

Personnel and legal matters were discussed. The Board adjourned the executive session at 2:50 pm and reconvened the regular session at 2:50 pm. Director Groskopf made a motion to postpone setting the 2026 annual budget until January 19, 2026.

To allow new Directors to review the financials. Director Butler seconded the motion, and the motion carried 7-0.

BYLAWS AND COVENANTS

- None

COMMUNITY COMMUNICATIONS

Director Cook Reported on:

- Newsletter

COMMUNITY SOCIAL EVENTS

Director Lavallias reported on:

- Waterwood Jingle Mingle, Saturday, 12/6/2025, 6-9 pm had 100 attendees.
- 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.
- 2/07/2026 Mardi-Gras
- 4/11/2026 Spring Fling
- 7/4/2026 4th of July

LIASON TO WATERWOOD WOMEN'S LEAGUE

- None

LIASON TO CITY AND STATE

Director Butler reported on:

- November 26, 2025, Commissioner's Court
- December 10, 2025, Commissioner's Court

The county commissioner voted to accept the policy to spend money. The limit has been raised from \$50,000 to 100,000. The Commissioners then voted to keep the San Jacinto County spending limit at \$50,000 for approval purposes. All the funds from the Lone Star grant have been spent.

ESD 2

Director Groskopf reported on ESD#2:

- Funding has been provided to the ESD#2 until the end of 2025.

LIAISON TO MUD

Director Groskopf reported:

- None

LIAISON TO WNGRA

- None

SECURITY

Director Gill reported on security:

- Director Gill read a noise complaint from a property owner.

Director Gill made a motion to send two DEC-DRV letters regarding the ongoing noise complaints. One letter will be sent to the offending property owner, and another to the offending renter. Director Pabor seconded the motion, and the motion carried 8-0.

Elections & Nominations

- None

UNFINISHED BUSINESS

- Multipurpose-Building

President Kirschner opened the sealed bids for the Multipurpose Building.

President Kirschner made a motion to allow Director Lavallias to take the building bids home to review and report back at the January 19, 2026, meeting. The motion was seconded by Director Gill, and the motion carried 7-0. President Kirschner made a motion to table the discussion regarding the Multipurpose Building until the January 19, 2026, meeting. Director Lavallias seconded the motion, and the motion carried 8-0.

- Code of Conduct

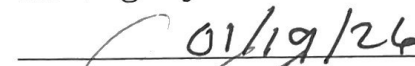


The WIA Board reviewed a rough draft of the code of conduct. One change will be made, and then it will be sent to legal for review before the WIA Board approves it. Once approved, it will be included in the Waterwood policies document until it can be voted on by the WIA membership next year.

NEW BUSINESS

- None

Director Butler made a motion to adjourn the meeting. Director Gill seconded the motion, and the motion carried 7-0.

Meeting adjourned at 3:00 p.m.

	_____	Date
	_____	President
	_____	Secretary

***Copies of approved and signed minutes are available at the WIA office
(Preliminary Minutes – Until approved at the January 19, 2025, WIA Board
Meeting)***