

Waterman Crossing

Special Edition/Annual Meeting

Board of Directors

Lenny Simmons-Pres.
Bill Castillo-V Pres.
Rebecca Bashaw-Sec.
Tony Chez-Member
Open-Member
Open-Member
Open-Member

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2009 Annual Election



Location:

This year the annual meeting and election will be held in the Forum Auditorium of the Cypress Creek Christian Community Center located at 6823 Cypresswood Drive, Houston, Texas 77379. It is located across from the Barbara Bush Public Library Building. This auditorium can seat comfortably, upwards of 150 people. The only restriction is **NO FOOD OR DRINK IS PERMITTED INSIDE THE AUDITORIUM.** There is sufficient parking behind the building providing a convenient close in drop-off for those that need it.

Registration:

Registration will be located inside the Forum Building but before anyone enters the Forum Auditorium. Registrants will be asked to show identification and indicate unit or units owned. The registration is by unit. If there is more than one person attending, but you are all from the same unit, only one person need register.

Ballots:

According to the Association Bylaws only one ballot may be cast for each specific unit. These ballots will be allocated in proportion to the size of the unit and therefore ownership of the entire condominium. i.e. a 2 bedroom will

receive one ballot representing a 2 bedroom unit, a one bedroom unit will be given a ballot representing one bedroom unit, etc. (See weighting of the ballots.) Ballots will be collected after all candidates are given an opportunity to address the homeowners.

Weighting of the Ballots:

Although, this has probably not been done in the past, or at least the recent past, the Condominium Decelerations require that "each unit is given one vote and that vote will be weighted to equal the proportionate share of ownership of the unit in the Common Elements" (Paragraph 4.5 subparagraph b.) These calculations will be accomplished by use of computer program. Keep in mind that since most all the apartments are similar in size this is really a function of mathematics and should not have any major affect on the balloting.

Proxy

Simply stated it gives a named or unnamed person the authority to vote your vote at the annual election. The proxy also enables the registration takers to consider you as present for the meeting when counting a quorum. Proxies are permitted under the Declarations' and Bylaws. It is strongly suggested that proxies are not distributed until the last possible time before the election unless you are sure the recipient will vote your wishes. Proxies may not be rescinded other than to be at the election in person.

Quorum

A quorum for an Annual Meeting is defined in the Declarations as 51% of the homeowners present either in person or by proxy. The actual number of units required for a quorum is 153.

Daniel (Dan) Pratt (Former Treasurer)

Dear Homeowners,

Due to the fact that all 7 positions are open for the board of directors, I am asking for your vote as I have served on the board of directors for WCCA for about 5 years in the past and with all the open positions, I feel that we need to have people on the board with some past knowledge of the property.

I have been a homeowner here for over 25 years and I will tell you from the past that when you get an "all new board of directors," it was not good in my opinion.

I did get off the board in January 2008 due to health issues and I will tell you up front that I may not be able to make all the meetings but I will try my best to make them all.

One thing for you all to know is that when I first ran for the board of directors was due to the fact that we were way in debt (in the hundreds of thousands of dollars.) The board at that time paid off one loan and then started spending the money rather than putting the money towards the other loans. That means we were going to pay a lot more of interest to the banks and I am a firm believer that you need to pay cash for what you buy when you have the cash. Bottom line, interest will cost us money rather than paying the bills.

Tamyra Bruce

My name is Tamyra Bruce and I am seeking your vote to be elected a Waterman Crossing Board of Director in 2009. As an owner and resident for the past four years, I have actively worked to preserve the financial investment(s) of each owner. If you want transparency, accountability and the truth, vote for Tamyra Bruce!

Contrary to the controlled, defaming and negatively skewed information provided to you by this unelected board, I was forced into litigation. In fact, Tony Chez, one of the directors, stated, "hire an attorney and subpoena the records" (recorded on video tape). Also, the former property manager stated, "we had not intentions of showing you the records" (recorded on audio tape). No, I did not set out to profit financially (get rich quick) from this lawsuit. I exhausted every option to obtain records and ensure an honest and fair election of officers before filing a time consuming and costly lawsuit for myself or WCCA. However, former management personnel and current board of directors simply refused to comply with our By-Laws and the Texas Uniformed Condominium Act. Hence, I did as Mr. Chez instructed and filed a lawsuit.

By electing me to the Board, I will not invite costly and lengthy litigation. If current board members honored my written request (Feb 2008), we could have avoided increased assessments. Therefore, I urge you end the years of rumors, closed records, questionable elections, and EXCESSIVE spending by voting for Tamyra Bruce.

Unlike the current Board Members, I am employed with a career. I have a Master of Education in Counseling and a Bachelor of Science in Criminal Justice. I am a Licensed Professional Counselor Intern. Additionally, I am a part-time counselor and professor at the college level. Though my part-time work includes working with adults in the evenings, it is not prostitution as proclaimed by one of the board members.

As your elected representative, I will continue serve professionally and with positive regard for all the homeowners. As such, I will return all meetings to the evenings. All property projects will receive no less than 3 bids. I will use acquired conflict resolution skills to resolve conflicts and not assault as Lenny Simmons. I will not accept pay or change resolution to ensure financial rewards as Bill Castillo. Above all, I guarantee that your hard earn dollars will not be wasted on costly legal fees. Vote T. Bruce.

Randy (Rad) Yeske - No information provided.

Carol Bigus

I am a homeowner at Waterman Crossing since 1982. For most of my professional career, I have worked for large corporations in various Information Technology positions. My exposure to professional business practices and use of technology are skills that can contribute to better record keeping and management of our assets. If elected to the board I will work to eliminate wasteful spending of our assessment fees due to conflict of interest situations, which have been rampant. I will work to reinstate monthly meetings in the evenings to allow participation by more homeowners. I volunteered to write the WCCA newsletter for free, but the current board decided to pay someone. This is just one instance of irresponsible spending. Let's change this. A position on the board is a volunteer position. If elected I will not condone use of your association fees to pay a board member or an associate of a board member for services that should be free or put out for a competitive bid. I do not believe in hiding records or decisions from the homeowners. If you vote for me you are voting for transparency and accountability.

Accomplishments of the Current Board of Directors

In the past year your Board of Directors has worked hard to keep Waterman Crossing an exceptional community. Some of the accomplishments of the board are as follows:

- Bi-monthly newsletter to help keep owners and residents informed
- Website offering easy access to Declarations, Bylaws, Financial Statements and other documents.
- Investigation of the driveway cracks to obtain a long-term solution
- Repairs are being made to the siding on the ends of the buildings.
- An economical way to repair/replace the steel fence in front of the complex and repairs will commence as weather permits
- Balconies are being repaired as needed
- Responded appropriately to lawsuits filed against the Association to protect the interests of all homeowners.
- In the aftermath of Ike, insured that all necessary repairs were undertaken as expeditiously as possible.

Lenard (Lenny) Simmons (President)

My name is Lenard Simmons. Most of you know me by Lenny and I am YOUR board president. I was appointed to the board in October of 2007 and was elected President in November of that year. I was immediately confronted with a legal action in Harris County Precinct 4 Justice of the Peace by Tamyra Bruce and then approximately 2 weeks to 30 days later the same litigation was brought by Randy (Rad) Yeske. In January of 2008 the long time property management company gave 60 days notice citing harassment by a small group of residents. This created a "fine mess I had gotten into." With the annual meeting just around the corner, procurement of a new management company within 60 days (required by the Bylaws), the day to day operations of the association and the 2 lawsuits to handle, things were in chaos.

The day of the 2008 Annual Meeting, we were notified that the same individuals mentioned above were threatening to file a *temporary restraining order* regarding the annual meeting. More last minute decision had to be made by the Board AND they were.

Since then, the Board engaged Creative Management and accomplished a very difficult transition. Thereafter, we continued to finish many of the projects that had been started over the years and so that new projects could be tackled this spring and summer. Oh yes! And we all remember, Ike. Waterman Crossing with the help of Creative Management and our dedicated maintenance staff, likewise survived.

An offer to settle the lawsuits was made in August and was rejected. The action is still pending with a trial date now set in early May.

A newsletter was developed and started in December as a method of communication. Efforts have been made to make it interesting and informative. Along with the newsletter, a website has been developed and hopefully will become a better means of communication with current and potential owners and residents.

If you want to continue these positive and progressive ways, we need your vote. Please vote for me and the other incumbent Board Members.

William (Bill) Castillo (Vice President)

My name is Bill Castillo. I've been a member of the board since 2004 and I wish to remain on the board for the betterment of the community.

I am a native Houstonian. I attended San Jacinto College and the University of Houston. I'm a former member of the US Navy and Viet Nam vet. I've worked in the community with Eckerd Drugs, AAA, and the Harris County Sheriff's Department as a Peace Officer.

I would like to be considered for a position on the Waterman Crossing Board of Directors.

Rebecca Bashaw (Secretary)

I have lived in Waterman Crossing since 2002. I have taken business courses and have owned a successful small business. I have also taken a CERT course. (CERT: Community Emergency Response Training). I volunteer with the Boy Scouts of America. I'm currently Unit Commissioner, District Public Relations Chairperson, and Cub Scout Roundtable Staff (Photographer).

I have served on the board three years and have found it to be a rewarding experience. I enjoy getting to know my fellow residents and helping them if I can. Hurricane Ike was a real test, I think we all learned a lot and now are better prepared as a community and I am proud to be a part of that.

Linda Hays

My name is Linda Hayes. I am a single white female and sixty years old. Myself and my family and have lived on the NW side of Houston for twenty plus years. We have been in the Houston area forty plus years. We came here from Annapolis , Maryland . I have two grown children and a four year old. No, I am not crazy I adopted the four year old.

I have been a Real Estate Broker for fifteen plus years and I am the owner operator of Hayes Real Estate. I have a college degree in Real Estate and Accounting.. I own and manage rental property in the area as well as handle buying and selling transactions.

I think my knowledge in Real Estate could be of benefit to Waterman Crossing should I be elected to the board.

John Purvis

I'm 68 years old and retired from 50 years working in the Marine Construction & Offshore Drilling Industries, holding various positions & retiring as Vice President of an International Marine Construction Company, Keppel Offshore & Marine.

I own 5 properties in Waterman Crossing and am very interested in ensuring that the condominium complex is maintained and run in an efficient and effective manner. My experience in business has covered running various multi-million dollar projects, project teams and running various committees in the above fields which should give me ample experience to be a Director of the Waterman Crossing Association.

Joyce Martin

My name is Joyce Martin and I have been a resident of Waterman Crossing since 1996 and a homeowner for the past 5 years. I am a college graduate with a degree in English and French. I have two children, one in Houston and the other in Boston and one adorable grandson. I work for AirFrance and have extensive experience dealing with the public.

I would like to be a member of the board because Waterman Crossing is a wonderful community and I want to do my part to make sure it remains that way. I'd like to be more involved and be a part of the decision making process.

Carol Holly

I'm a native Houstonian, married and have one child. I've worked in the business community for many years with extensive contact with the public. My hobbies are fishing, fishing and more fishing!

I've lived in Waterman Crossing for two years. We rented first and liked it so well that we bought here. I think this is a great place to live and have been very happy here. I love to help others and can think of no better way than as a member of the board.

Connie Belcher

I have very much enjoyed the two years that I've lived here and have been fortunate enough to get to know my neighbors.

I've been employed for the past 30 years and am very involved in the Houston Rodeo and serve on the Hospitality committee. I believe that this knowledge would help me be a valued member of the Board of Directors.

Monica Dorough

I'm a native Houstonian and have worked for many years. I enjoy crocheting and fishing.

I've been active with the Meet 'n Greet since the beginning and I enjoy spending time with everyone that participates. The next obvious step is to serve my neighbors as a member of the Board.

Waterman Crossing
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