

MINUTES OF THE
WATERWOOD MUNICIPAL UTILITY DISTRICT NO.1

February 20, 2026

The Board of Directors of the Waterwood Municipal Utility District No.1 of San Jacinto County, Texas, met in regular session, open to the, at the Waterwood Improvement Association building, inside the District on Friday February 20, 2026. The roll was called of the duly constituted officers and members of the Board, to-wit:

Donnie Marshall	President
Jeff Measamer	Vice President
John Dagleish	Secretary
Ed Kile	Director
Roy Knapp	Director

1. Call to Order and Welcome Guest

Donnie Marshall called the meeting to order at 3:00p.m.

Board members present were Jeff Measamer, John Dagleish, Ed Kile and Donnie Marshall, thus constituting a quorum. Also, present were Juan Rojas, Cindy Beasley, Elijah (Precision Utility), Kevin Cristofaro, Pat Zappa, Lisa Hayman, Jacob Floyd, Karon Murff and Anita Treadway.

2. Approval of Consent Agenda Items

a. Minutes of the previous meeting

- i. Approval minutes of January 16, 2026

Jeff Measamer made a motion to accept the minutes of the regular meeting. John Dagleish seconded the motion. The motion carried unanimously.

b. Bookkeeping & Payments of Bills

- i. Approve financial report

Karon Murff gave the financial report. There was discussion about the CD invested and when they will mature. John Dagleish made a motion to approve the financial report. Jeff Measamer seconded the motion. The motion carried unanimously.

- ii. Authorize payment of bills

Anita Treadway gave the report on payment of bills.

Jeff Measamer made a motion to approve the payment of bills. John Dagleish seconded the motion. The motion carried unanimously.

b. Tax Collection matters

- i. Approve tax receipt and disbursement report;

Anita Treadway gave the report.

Jeff Measamer made a motion to accept the Tax Collector Report. John Dagleish second motion. The motion carried unanimously.

3. Administrative Matters:

- a. Discuss and approve the bid to repair the drainage at Bass Boat Village.

Ed Kile discussed the bids for the repairs as follows:

Bar 42 bid at \$68,500

Bryana's Water & Sewer Services bid at \$48,200

Doyle Enterprise bid at \$28,100

There was discussion about the bids. Ed Kile made a motion to accept the bid from Bryana's. John Dagleish seconded the motion. The motion carried unanimously.

Donnie Marshall said he would contact the other 2 bidders.

- b. Discuss and approve the bids to repair the ground water storage tank.

Juan Rojas with Precision and Jacob Floyd with Langford Engineering discussed the repairs needing to be done at the ground water storage tank. Jacob Floyd recommended that the latch, vent repair needed to be done but also the sediment needs to be removed too. Jacob will let the Board know next month about the sediment. This will be tabled until next month.

4. Engineering & Project Matters;

- a. Receive general engineering report;

Jacob Floyd gave the report on 4 Engineering & Project Matters:

1. WWTP Discharge Permit

Still gathering Information

2. Bond Application Update

Nothing to report

3. FEMA update for WWTP Entrance Road Repair

Nothing to report

4. Other matters:

Adjustment of Billing Rates for Engineering

This reflects an approximate 3% increase over currently approved billing rate ranges.

Jeff Measamer made a motion to approve these repairs. John Dagleish seconded the motion.

The motion carried unanimously.

5. Operations & Maintenance Matters

- a. Receive operations and maintenance report– Precision Utility

Juan Rojas gave the report from Precision Utility.

Action Items

1. Doral Lift-Station - Complete
2. Fire Hydrant Augusta — Complete
3. Estimates for Water Plant - In Progress
4. Winter Weather Staging - Complete
5. Chlorine Injector Repair - Complete
6. Delinquent List
7. Payment Plan List

- 8. Write Off List
- 9. Sample Bill

 Waterwood MUD No1 Delinquent Accounts

Account Number	Amount Past Due	NOTES
226339	\$198.44	Called customer not accepting calls at this time, emailed
226354	\$280.14	Called customer "lines temp busy", emailed, tagged door
281262	\$288.93	Called voicemail full, emailed, called customer will PIF 1/12/26, called lvm, emailed
226512	\$173.60	Called customer left voicemail, emailed
226583	\$157.72	Called customer left voicemail, emailed
269279	\$169.58	Called customer line busy numerous times, emailed

WATERWOOD MUD					
PAYMENT PLAN DECEMBER 2025					
ACCT #	BALANCE	LAST PAYMENT DATE	AMOUNT	NEXT PAYMENT DATE	
226313	\$338.80	12/22/2025	\$100.00	1/5/2026	
226966	\$263.34	12/1/2025	\$200.00	1/1/2026	

4 Door Tags
1 Disconnect letter

