

MINUTES OF REGULAR MEETING  
WATERWOOD MUNICIPAL UTILITY DISTRICT NO.1

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 August 20, 2021. The roll was called of the duly constituted officers and members of the Board, to-wit:

Roy Knapp	President
Darrell Boeske	Vice President
John Dagleish	Secretary
Kevin Cook	Director
Donald Marshall	Director

**1. CALL TO ORDER AND WELCOME GUESTS**

Board members were present were Roy Knapp, Kevin Cook, John Dagleish, Donnie Marshall and Darrell Boeske, thus constituting a quorum. Also, present were, David Bevins, Larry Maas, Joyce Hubbard, Melanie Cook, Mike Brown, Bets Horn, Pat Zappa, Rick Harlow, Beth & Wayne Fletcher, Belinda Moreno, and Anita Treadway.

The meeting was called to order at 3:00 p.m.

**2. APPROVAL OF CONSENT AGENDA ITEMS**

**A. MINUTES OF THE REGULAR**

Darrell Boeske made a motion to approve the minutes from the August 20, 2021.

John Dagleish seconded the motion. The motion unanimously carried.

**B. FINANCIAL REPORT**

Darrell Boeske made a motion to approve the financial report. John Dagleish seconded the motion.

The motion unanimously carried.

**C. PAYMENT OF BILLS**

Darrell Boeske made a motion to approve the payment of the necessary bills. John Dagleish seconded the motion. The motion unanimously carried.

**D. TAX COLLECTOR REPORT**

Darrell Boeske made a motion to accept the Tax Collector Report. John Dagleish seconded the motion. The motion unanimously carried.

### **3. DIRECTOR MATTERS**

#### **A. Road Repairs and funding**

Roy Knapp said that he had driven around to see the streets needing repairs. There is approximately 25,000 sq.ft. at an approximate cost of \$8,519 +. Rick Harlow, who is the maintenance board member for WIA, said that maybe if WIA and MUD combined both of their road repairs that they could get the repairs done cheaper. He will get a price for all repairs. The county does help with repairs and WIA would take amount of money due to MUD from the collections made by WIA and pay the road repairs that MUD needs. Larry Maas, President of the WIA Board said the he thinks WIA still owes MUD around \$10,000.00 and that will be used to pay for the MUD street repairs.

John Dagleish made a motion to get the repairs done. Kevin Cook second the motion. The motion carried unanimously.

Roy Knapp will invite Karen Ellis to the next meeting.

#### **B Capital Improvements**

##### **a. Prioritize Projects**

Kevin Cook talked to Larry Maas about bonds. He explained how WIA buying the MUD bonds would be a positive impact for the community. Kevin said WIA and MUD should work together for saving the community money. Larry said he understood what Kevin was saying but that WIA also has obligations to meet. Kevin asked Larry if he would bring the bond issue before the WIA Board and explain how this can be good for the whole community.

Darrell Boeske said that the District will need implement a phased plan for the infrastructure to fix major repairs.

Major lines need replacing and need cutoff valves.

All other lines need replacing and need cutoff valves.

All sewer lines need replacing.

Lift stations need replacing/repairing.

Darrell Boeske made a motion to have the MUD engineer begin a CIP study. Donnie Marshall second the motion. The motion carried unanimously.

b. Joyce Hubbard, with Inframark, will get information to MUD for this.

#### **C.Review tax rate study (RBC)**

Loren Morales with RBC joined the meeting by phone. He discussed the tax rate and his analysis. Loren explained that the tax rate the District has implemented now, is sufficient for next year.

.50 M & O

.34 Debt Service

.84 Total tax

Loren discussed the growth rate of 15% in the District.

Kevin Cook asked about a roll back. Loren discussed the roll back and explained that the District doesn't qualify for this right now.

D. Authorize publication of Notice of Public Hearing on Tax Rate.

A motion to authorize a public hearing for the tax rate was made by Kevin Cook. Darrell Boeske second the motion. All Board members voted yes for the motion.

Darrell Boeske made a motion to hold the meeting on September 10<sup>th</sup> at 9:00 a.m. John Dagleish second the motion. The motion carried unanimously.

**4. OPERATORS & MAINTENANCE MATTERS**

**A. Inframark Report**

Joyce Hubbard, with Inframark, gave the monthly operations report.

Joyce discussed the following:

22208 Haas Place grinder pump was replaced

The resident at Piney Pt B requested that her bill be normalized. The meter showed that she used 58,000 gallons of water in one month, with a billing cost of \$529.00. The meter was reread and continues to show high usage. The Board said to average her billing to a normal usage and replace the meter.

There are new lots on FM 980 that need water. Kevin Cook said that there are limited amounts of “water rights by deed” in that area. The Board is requesting that Inframark get permission from the MUD Board before servicing any out of district new customers.

Darrell Boeske asked if Inframark notifies the MUD Board about leaks. The answer is No.

He said it would be nice if there are major type leaks to notify the Board of leaks, so they are aware of the leaks in the area.

There was discussion about the water loss on the Inframark report. Roy Knapp notices that the Point Blank VFD was filling their fire truck at Waterwood. Was this a normal thing for them to do? Larry Maas said that there is a mutual aid agreement with Point Blank VFD and Waterwood VFD. Also, the fiber optic company is using water. It was asked by Inframark and the MUD Board that each of the parties please report their usage near the end of each month to Mike Brown in order to account for some of the “water loss”. Jamie with LDS fiber optic has the MUD water meter attachment that reads the amount of water used. It was discussion that maybe the Point Blank VFD could fill up at the Waterwood VFD hydrant and at least estimate the amount of water used to fill up or possibly get a meter to use.

**1. Submittal of Work Orders for approval**

Roy Knapp asked Mike Brown to replace approximately 5 ft. of sewer line at BBV #319.

**5. PUBLIC COMMENTS**

Betts Horn, former President of the MUD board was thanked for serving on the Board years ago. She commented that things had changed since she was on the Board.

Larry Maas asked “How much of a Bond is MUD looking for? He asked what MUD’s liabilities were. (Inframark and Durus are the two liabilities.)

**6. ADJOURN**

Darrell Boeske made a motion to adjourn. John Dagleish second the motion. The motion unanimously carried.

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John Dagleish, Secretary