

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 March 19, 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, Donnie Marshall, Darrell Boeske, and John Dagleish, thus constituting a quorum. Also, present were, Larry Maas, Pat Zappa, Anita Paul, Crystal & Sam Butler, Mike Brown, Lynn Spencer, Randy Ayers, David Bevins, Dick Hanson, Melanie Cook, James Borwell, Roy Aristabal, Joyce Hubbard, 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 February 19, 2021, meeting. John Dagleish seconded the motion. The motion unanimously carried.

**B. FINANCIAL REPORT**

Kevin Cook made a motion to approve the financial report. John Dagleish seconded the motion. The motion unanimously carried.

**C. PAYMENT OF BILLS**

Kevin Cook 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. Donnie Marshall seconded the motion. The motion unanimously carried.

### **3. DIRECTOR MATTERS**

#### **A. Approve hiring bookkeeper**

Darrell Boeske made a motion to approve Belinda Moreno as bookkeeper for the Mud District. She will be paid \$25.00 per hour with ½ increments. Darrell Boeske was with Anita Treadway when Belinda was interviewed. This motion includes hiring Mindy Ferguson to work with the District's auditor to make the adjustments needed. John Dagleish seconded the motion. The motion carried unanimously.

#### **B TRA report**

Donnie Marshall contacted TRA about Mud's Bulk Water rate and spoke with Jimmy Sims. The question was asked if Mud District could sublet/lease the rights and that is not allowed. Donnie said that the new billing cycle for 2021 will be in June. There was discussion about how the bulk water is as asset or too expensive to continue. A motion for Donnie Marshall to petition TRA for a reduction was made by Darrell Boeske and seconded by Kevin Cook. The motion carried unanimously.

#### **C. Forms for FEMA funds**

There were problems with the water system that were caused by the snow storms. There was discussion with the Inframark maintenance personnel about the repairs needed that were caused by the snow storm. They will make a list of these repairs and costs, then get back with Mud so a request can be made to be reimbursed by FEMA.

#### **D. Ratify new Rate Order**

There was discussion about out of district rates. A motion to ratify the rate order was made by Kevin Cook and seconded by Darrell Boeske. The motion carried unanimously.

#### **E. Status of Standby fees**

There was discussion about how the standby fees work and the collection rate that is needed to be able to collect the fees by Kevin Cook. There was a motion by John Dagleish to table standby fee until further research is done. A second by Darrell Boeske and the motion carried unanimously. There was other discussions, other than standby fees, for ways the Mud District can help with the rising costs.

### **4. OPERATORS & MAINTENANCE MATTERS**

#### **A. Inframark Report**

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

There was discussion about:

Sioux lift station & lift station roads

Electricity savings

Jetting

Holly Water Wells possibly changing pumps to improve efficiency. Mike Brown said 2 booster pumps will cost \$29,000 to replace. He will get 3 bids on the cost of replacement.

1. Submittal of Work Orders for approval

A motion to approve 2 check valves for \$715.00 was made by Darrell Boeske and seconded by John Dagleish. The motion carried unanimously.

**5. CONSIDER OTHER MATTERS THAT MY COME BEFORE THE BOARD**

Discussion:

Joyce Hubbard will get information about how long the generators will run. Roy Aristabal will see about getting power to lift stations in case of a power outage.

Roy Knapp said the District needs to be prepared in case of emergency situations. There needs to be a contingency plan to make sure there is gas, fuel filters, etc.

Darrell Boeske made a motion to have Anita Treadway write a letter to the bank to have Belinda Moreno added as a person that is able to talk to bank personnel about the Mud Districts' 3 accounts. The motion was seconded by John Dagleish. The motion carried unanimously.

Roy Knapp said that there are still people having problems with Inframark's customer service. Roy Aristabal reported that the Inframark employees are coming back to work after the Covid work at home situation. There are new supervisors in customer service.

Roy Knapp talked about leaks at Bass Boat Village. Also, Roy reported that A & L Asphalt is working on 7 different street repairs.

Gerald Bernard is trying to claim adverse possession at the water treatment plant area. It was discussed that John Kuhl, who is the Mud District lawyer, write him a letter. There have been several people who have tried talking to Mr. Benard.

Karen, who is with the company who is gathering information for the Mud District, needs a letter from SHECO in order to check electric billing. Joyce Hubbard has information that she is willing to share with Karen and will send it via email. Anita Treadway will send the information needed.

Kevin Cook said that there are several customers who will need their bills adjusted because of problems that happened when the freeze caused broken pipes. Darrell Boeske made a motion to average the customers' bill in order to know the amount to charge them. John Dagleish seconded the motion. The motion carried unanimously.

Pat Zappa talked about unavoidable leak adjustments.

Larry Maas asked how many hours Belinda Moreno will be working and was that in the projected budgets. Belinda will work between 8-10 hours. He also wanted standby fees explained and discussed the amount of lots in Waterwood.

Anita Paul asked if there are any leaks that the maintenance people cannot find ? She had talked to the people clearing land at the end of Brandle. Joyce Hubbard said she had checked the meter that was there and the usage number hasn't change in 2 years.

Larry Maas discussed the Homestead Exemption for property owners.

Kevin Cook added to the discussion and said the Mud District sets the amount for the exemption.

**6. ADJOURN**

John Dagleish made a motion to adjourn. Kevin Cook seconded the motion. The motion unanimously carried.

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John Dagleish, Secretary