

MINUTES OF THE
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 December 15, 2023. The roll was called of the duly constituted officers and members of the Board, to-wit:

Roy Knapp	President
Jeff Measamer	Vice President
John Dagleish	Secretary
Kevin Cook	Director
Donald Marshall	Director

1. Call to Order and Welcome Guests

Board members present were Roy Knapp, John Dagleish, Jeff Measamer, and Donnie Marshall, thus constituting a quorum. Also, present were Manny Vadmar, James Jones, Carrie Siedel, Jamie Groskopf, Larry Maas, Dave Beving, Pat Zappa, Karon Murff, Joyce and Dannie Hubbard, Jacob Floyd, and Anita Treadway.

2. Approval of Consent Agenda Items

A. Minutes of the regular meeting of November 17, 2023

Donnie Marshall made a motion to accept the minutes.

John Dagleish seconded the motion. The motion carried unanimously.

B. Financial Report

Karon Murff gave the report.

John Dagleish made a motion to accept the financial reports. Jeff Measamer seconded the motion. The motion carried unanimously.

C. Payment of Bills

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

D. Tax Collector Report

Anita Treadway gave the report.

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

2. Directors Matters

A. Accept the resignation of Kevin Cook.

Jeff Measamer made a motion to accept the resignation of Kevin Cook. John Dagleish seconded the motion. The motion carried unanimously.

B. Discuss Hydrant painting progress – Donnie Marshall

Donnie Marshall discussed the codes of color for fire hydrants. Donnie suggested that four or five should be painted as to the color-coded size of the pipe. Jacob Floyd will send the information for the codes used on the fire hydrants. Manny Vadmar said that the hydrants could be lubricated at the same time they are painted. Jeff Measamer made a motion was made to paint the barrels yellow. John Dagleish seconded the motion. The motion passed unanimously.

C. Discuss Process for Stand-by Fees – Jeff Measamer

Jeff Measamer discussed the possibility of stand-by fees. He discussed the procedures to begin charging the stand-by fees. Jeff will try to have the information gathered by the February meeting.

D. Discuss Emerald Estates Water – John Dagleish

John Dagleish and Roy Knapp met with the MUD Districts' lawyer, John Kuhl. They discussed the proposal that John Dagleish presented and John Kuhl said that it would not work because Emerald Estates is not annexed. The MUD could sell bulk water at the connection, but anything past that would be Emerald Estates responsibility. The interconnect agreement will need to be revised. John Dagleish and the Board will need to approve that at the next meeting. MUD will decide the fee for Bulk Water and one (1) bill will be sent for all the connections in Emerald Estates.

E. Discuss Durus Invoices

Durus only has one rental pump left in Waterwood. MUD has a rebuilt booster pump that they may be able to switch out. This will be discussed with Green Pump & Supply. A motion to pay Durus off as soon as possible was made by Donnie Marshall. The motion was seconded by Jeff Measamer. The motion carried unanimously.

F. Discussion and/or authorize any appropriate action.

Jacob Floyd, the District's engineer), discussed the Texas Water Development Loan. He has been working on getting the information needed to secure this loan. It will still need to be sent to Loren Morales (Financial Advisor), and John Kuhl (MUD Lawyer).

There are also a couple of areas that will need attention.

1. The Culvert on Spruce Lane.
2. The road to the lift station on Doral.

Manny Vadmar and Jacob Floyd will work together on the new guidelines for lead and copper.

3. Operations & Maintenance

A. Receive general report – Precision Utility

Manny Vadmar gave the Precision Utility report.

He mentioned possible small payments to Precision Utility.

4. Consider other matters that may come before the Board.

There are 7 properties that MUD owns. John Kuhl said to go ahead and deed these lots to WIA. WIA will have their lawyer draw up the documents.

5. Public Comments

Joyce Hubbard wanted to know:

1. If polyphosphates are still used at the water plant. Her water quality is horrible.
2. Why the gate is always open at the wells? Maintenance will get a heavy lock back on it.

Dannie Hubbard said the meter readings at his house and what he is getting billed for are different. He has been reading them every month.

Manny Vadmar said they will get it tested to see if the meter needs to be replaced.

Dannie also said not to get rid of the booster pump.

7. Adjourn

John Dagleish made a motion to adjourn. Jeff Measamer seconded the motion. The motion carried unanimously.

John Dagleish, Secretary