

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 February 17, 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 were present were Roy Knapp, John Dagleish, Donnie Marshall, and Jeff Measamer thus constituting a quorum. Also, present were, Karon Murff, Michael Duffy, Manny Vadmar, Pat Zappa, John Mireles, Michael Others, Damon Brown, Loren Morales, James Jones, Rudy Alvarez, and Anita Treadway.

2. APPROVAL OF CONSENT AGENDA ITEMS

A. Minutes of the regular meeting of January 20, 2023

Donnie Marshall made a motion to accept the minutes.

John Dagleish seconded the motion. The motion unanimously carried.

B. FINANCIAL REPORT/ BUDGET

Anita Treadway gave the report. Karon Murff gave her report.

John Dagleish made a motion to accept the financial reports. Donnie Marshall seconded the motion. The motion carried unanimously.

C. PAYMENT OF BILLS

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

D. TAX COLLECTOR REPORT

Anita Treadway gave the report. Donnie Marshall made a motion to accept the Tax Collector Report. John Dagleish seconded the motion. The motion unanimously carried.

3. DIRECTOR MATTERS

- A. Discussion, review and follow up on prior customer matters, including Augusta Ct. tap & Platt water connect request.

Mr. Mirelos presented his plan to get service to his lot. He will send the plans to the MUD engineer for approval.

The Board discussed the connection for Patisu Platt. The Board voted to allow a one-time connection for Patisu Platt with a signed out of district agreement, that will be written by the MUD district's lawyer John Kuhl.

- B. Loren Morales with RCB Capital Markets

Loren gave his report on what the tax rate is and has been for the MUD district. There has been no increase in the rate. There was discussion about the requirements for bonds. Loren said that TCEQ will require the 2022 audit in order to begin working on the bonds.

- C. Auditor report

Michael Others, auditor, gave a review of the 2021 Audit. A motion to accept the 2021 Audit was made by John Dagleish and seconded by Jeff Measamer. The motion carried unanimously. The 2022 audit needs to get started and needs to be completed quickly. Michael Others asked that he and Karon Murff to get together and discuss what needs to be gathered for the 2022 audit. Michael Others will send a copy of the approved audit to Waterwood MUD next week. A motion to approve the 2021 audit was made by John Dagleish and seconded by Jeff Measamer. The motion carried unanimously.

- D. Authorize other appropriate action.

4. Operations & Maintenance

- A. Receive general report – Precision Utility

Manny Vadmar gave the report from Precision Utility.

- a. The TCEQ inspection was done this week. There were a few things that needed to be addressed. Precision has already taken care of some of these things. The tanks will need to be pressure washed and JJ will get bids on this.
- b. The interconnect with Emerald Estates is still being reviewed and they will pay for this expense.
- c. Discussion on easements and access to several customers for reading meters. The district's lawyer may need to write letters to some of the customers.

B. Authorize appropriate action.

- a. There needs to be preventive maintenance on the chlorinator. Precision has a bid from Chlorinator Maintenance, Inc. in the amount of \$2,233.24. A motion was made to accept this proposal by John Dagleish and seconded by Jeff Measamer. The motion carried unanimously.
- b. There needs to be a 2" flush valve installed at the Beach.
FM 980 needs a flush valve.
Approval for these is made subject to available funds. A motion was made by John Dagleish and seconded by Jeff Measamer. The motion carried unanimously.

The Board requested that Precision start replacing meters at 6 meters per month.

5. CONSIDER OTHER MATTERS THAT MY COME BEFORE THE BOARD

None

6. PUBLIC COMMENTS

Pat Zappa discussed her neighbor's yard and how the dirt is washing after a repair.

Rudy Alvarez, with Fairway One HOA, said that Precision had repaired an area where Inframark originally "fixed a leak" and was thankful for that, but the soil was left with ruts and needed to be smoothed out along with some sort of grass put in to keep it from washing out. Precision will fix this.

7. ADJOURN

John Dagleish made a motion to adjourn. Donnie Marshall seconded motion. The motion unanimously carried.

John Dagleish, Secretary