

MINUTES OF THE
WATERWOOD MUNICIPAL UTILITY DISTRICT NO.1

January 17, 2025

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 January 17, 2025. 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
Donald Marshall	Director

1. Call to Order and Welcome Guest

Donnie Marshall called the meeting to order.

Board members present were Roy Knapp, Jeffrey Measamer, Ed Kile, John Dagleish and Donnie Marshall, thus constituting a quorum. Also, present were Juan Rojas, Karon Murff, Cindy Beasley, Colton Harris, Tony Jones, Tranquilenno Moreno Jr.,and Anita Treadway.

2. Approval of Consent Agenda Items

A. Minutes of the regular meeting of January 17, 2025.

Jeff Measamer made a motion to accept the minutes of the meeting. John Dagleish seconded the motion.

The motion carried unanimously.

B. Financial Report

Karon Murff gave the financial report. Karon will also look into modifying the accounting reports to be able to show budget to actual changes. There was discussion about the version of Quickbooks the MUD District uses. She will visit with RBC about Bonds and Donnie Marshall will email Leslie Cook also.

John Dagleish made a motion to approve the financial report. Ed Kile seconded the motion. The motion carried unanimously.

C. Payment of Bills

Anita Treadway gave the report on payment of bills.

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

D. Tax Collector Report

Anita Treadway gave the report.

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

3. Directors Matters

A .Discussion and/or authorize any appropriate action.

1. Discuss the Fire Department voluntary contributions

Donnie Marshall said that the MUD needs to continue to take funds for the ESD

Jeff Measamer said he agreed to do it for now. The charter for MUD needs to have the Waterwood VFD removed so they do not have any responsibility for it. Donnie Marshall will contact the District's lawyer to see what needs to be done concerning this.

2. Clarify Standby fees Jeff Measamer

Jeff discussed how the Standby fees work.

3. Discussion on Lift Stations

There has been a repair of the Castle Harbor lift station. Green Pumps rebuilt the electrical panels. The pumps now pumping are 10amp pumps.

The lift stations need repair and/or replacement. Jeff Measamer would like to get 2 engineering companies to do a study on all the lift stations and give bids for work to be done. John Dagleish made a motion to proceed with this study. Ed Kile seconded the motion. The motion unanimously.

4. Discussion about possible Bond issuance.

This was tabled until a later time.

5. Update on FEMA application for damages from the June Hurricane.

Roy Knapp discussed the guidelines that FEMA wants.

They will need more information and documentation.

4. Operations & Maintenance

A. Receive general report – Precision Utility

Juan Rojas gave the report from Precision Utility.

One of the Board members asked “How many more meters needed to be changed out?” It was reported that approximately 80-90 more.

There was discussion about the “extra meter” that was requested at 5385 FM 980. The District will add an extra meter next to the existing meter. John Dagleish made a motion that the District install the meter, but the customer will be responsible for anything else. Ed Kile seconded the motion. The motion carried unanimously.

Action Items from Precision :

1. Waterwood Mud No1 meter change out.
 - a. 10 meters change outs completed in November 2024
2. Rebel Construction
 - a. Time line letter.
3. Delinquent list
4. Payment Plan list

5. Write off list
6. Sample bill

Anita Treadway asked Juan Rojas as to why Precision charging MUD for returned checks. He will find out and let MUD know.

B. Authorize appropriate actions

None

A motion to accept this report was made by John Dagleish. Jeff Measamer seconded the motion. The motion carried unanimously.

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

The current deposit for water and sewer services is \$108.00. The deposit needs to be increased. Mr. Moreno said that he needs the operators help because residuals are low in Emerald Estates. He also wanted the Board to know that he repairs leaks for other water companies.

6. Public Comments

Lisa Hayman asked the question "Why would you discontinue the VFD donations and asked that MUD not discontinue the donations.

Jeff Measamer said that the sinkhole at 20335 Bayhill is getting worse. Ed Kile will get Angel to come out and give a bid to fix it.

7. Adjourn

Ed Kile made a motion to adjourn. John Dagleish seconded the motion. The motion carried unanimously.

John Dagleish

John Dagleish, Secretary