

MINUTES OF THE
WATERWOOD MUNICIPAL UTILITY DISTRICT NO.1

January 16, 2026

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 16, 2026. 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
Roy Knapp	Director

1. Call to Order and Welcome Guest

Donnie Marshall called the meeting to order at 3:00p.m.

Board members present were Jeff Measamer, Roy Knapp, John Dagleish, Ed Kile and Donnie Marshall, thus constituting a quorum. Also, present were Juan Rojas, Elijah Kirkpatrick and Cindy Beasley with Precision, and Anita Treadway.

2. Approval of Consent Agenda Items

a. Minutes of the previous meeting

- i. Approval minutes of December 19, 2025

John Dagleish made a motion to accept the minutes of the regular meeting. Roy Knapp seconded the motion. The motion carried unanimously.

b. Bookkeeping & Payments of Bills

- i. Approve financial report

Karon Murff gave the financial report.

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

- ii. Authorize payment of bills

Anita Treadway gave the report on payment of bills.

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

b. Tax Collection matters

- i. Approve tax receipt and disbursement report;

Anita Treadway gave the report.

Roy Knapp made a motion to accept the Tax Collector Report. Jeff Measamer second motion. The motion carried unanimously.

3. Facilities and Project Matters:

- a. Review/discuss RBC's request about reimbursement on lift stations from bond money.

Donnie Marshall will send this information to RBC.

- b. Discussion about:

1. Repair of storm drain in Bass Boat Village

Angel, with Bryanna's Water & Sewer Services, said he believes the storm drain is collapsed and the pipe is rotted. It should be around 20' or less. The Board approved a \$3,000.00 cap for the work to be done. If it is less he is to go ahead and repair it. If the price is more, a special meeting will be called to approve. This motion was made by Jeff Measamer and second by John Dagleish. The motion carried unanimously.

2. Repair access hatch and vent to water storage tank.

Juan Rojas with Precision Utility is waiting on vendors to give him quotes.

4. Engineering & Project Matters;

- a. Receive general engineering report;

No report.

- b. Receive update on bond application;

No update.

- c. Receive update on FEMA request;

Roy Knapp reported that nothing has changed.

- d. Authorize appropriate action.

Ed Kile reported that there are several holes on Netawaka and Bayview Circle . The one on Netawaka needs immediate attention and the Bayview Circle repair is at the driveway. Donnie Marshall said he will contact the company who had recently done some of the small street repairs for MUD. Jeff Measamer made a motion to spend \$1,000.00 on those repairs. John Dagleish seconded the motion. The motion carried unanimously.

4. Operations & Maintenance Matters

- a. Receive operations and maintenance report– Precision Utility

Juan Rojas gave the report from Precision Utility.

Action Items

1. Waterwood MUD No.1 Meter Change Out Juan was asked "How many more meters still needed to be changed out?" He will check and see about the original amount that was needing new meters.

- a. 22517 Pebble Beach Way

- b. 26632 Pools Creek Dr

- c. 20304 St. Andrews Cir

- d. 26624 Primrose Ct

- e. 26608 Primrose Ct

- f. 26604 Edgewood Ct

- g. 22209 Salishan Pl

- h. 20308 St. Andrews Cir
- i. 28641 Netawaka Ct
- j. 24601 Basswood Pl
- 2. Doral Lift-Station – In Progress
- 3. 16 Putters Pt E Leak – Complete – Restoration – In Progress
- 4. 22365 La Jolla St Leak – Complete - Restoration – InProgress
- 5. Netawaka Ct Hole – Complete – Restoration – In Progress
- 6. Booster Pump Coupler Repair - Complete
- 7. Fire Hydrant Augusta - In progress
- 8. Delinquent List
- 9. Payment Plan List
- 10. Write Off List
- 11. Sample Bill

d. Authorize other appropriate action

About 4 yards of concrete will be needed to fix the driveway area on Bayview Circle. Donnie Marshall and Juan Rojas will work this out.

A motion was made by Jeff Measamer made a motion to approve this action and John Dagleish seconded the motion. The motion carried unanimously.

5. Receive comments or questions from the public;

The Board would like to thank the Oller family for the cookies & treats they brought by for the meeting.

6. Consider adjournment.

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



John Dagleish, Secretary