

MINUTES OF THE  
WATERWOOD MUNICIPAL UTILITY DISTRICT NO.1

June 21, 2024

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 June 21, 2024. 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
Ed Kile	Director
Donald Marshall	Director

**Call to Order and Welcome Guests**

Board members present were Roy Knapp, John Dagleish Ed Kile and Donnie Marshall, thus constituting a quorum. Also, present were Juan Rojas, Tony Bonaveture, Dave Beving, Pat Zappa, Karon Murff, Adrian Rojas, Jacob Floyd, Cindy Beasley, and Anita Treadway.

**1.Finalize Rate Order**

Roy Knapp discussed the information he received from the Board’s lawyer concerning the Rate Order. There was discussion by Tony Bonaventure about connections for contractors (that are outside of normal contractors i.e. large companies that work on highways ) and that they need to possibly rent a meter from Precision Utilities that would be read once a month in order to keep up with the amount of water they use. They would need to fill out an application with Precision, and make a deposit. They would need to set up a temporary account with the MUD district  
A motion to amend the District Rate Order to include a commercial tap fee of \$300.00 was made by John Dagleish and seconded by Ed Kile. The motion carried unanimously.

**2. Approval of Consent Agenda Items**

A. Minutes of the regular meeting of May 19, 2024.

Donnie Marshall made a motion to accept the minutes but pointed out a couple of names that needed to be corrected. John Dagleish seconded the motion with corrections to be made.

The motion carried unanimously.

## **B. Financial Report**

Karon Murff gave the financial report.

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

The motion carried unanimously.

## **C. Payment of Bills**

Donnie Marshall made a motion to approve the payment of bills. John Dagleish 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. Ed Kile seconded the motion.

The motion carried unanimously.

## **2. Directors Matters**

A. Vote to approve the public notice of lots owned by MUD

A motion was made by John Dagleish to approve the public notice of lots owned by MUD.

Donnie Marshall seconded the motion. The motion carried.

B. Discussion of Rate Order and VFD donation.

Manny Vadhar said the new donation amount of \$3.00 is now on the bills.

The Rate Order changes have been sent to John Kuhl, lawyer for Waterwood MUD, and we are waiting on the final wordage.

C. Discussion action to proceed with concerning illegal water & sewer connection at 24500 Tall Pines and 24507 Tall Pines.

There are two houses connected to one meter. Lisa Hayman reviewed the records on the cottage that was built in 2019 (24507 Tall Pines). The property owner was supposed to combine the lots. He never did. TCEQ requires separate connections on two dwellings. The MUD lawyer, John Kuhl, said they have to have two meters (water and grinder pump). The owner will need to have fix this problem in a timely manner.

A motion to proceed with sending a letter to the homeowner, pending legal review, was made by Jeff Measamer and seconded by John Dagleish. The motion carried unanimously.

D. Final approval and signing of agreement concerning water with Emerald Estates

Lil Brown, with Emerald Estates, signed the final documents and thanked the MUD Board for working with them.

John Dagleish made a motion to adopt the letter (details to be re-worded by John Kuhl). Donnie Marshall seconded the motion. The motion passed unanimously.

### **3. Operations & Maintenance**

A. Receive general report – Precision Utility

Manny Vadhar gave the Precision Utility report.

See below:

#### 1. Meter Read Issues

- a. We are aware of Customer Complaints regarding water billing and Water Usage i
- b. Customer billing will be minimized to mitigate issues b. Management has met with all techs that meter read to re-establish SoPs
- c. Precision Utility, LLC is currently seeking third-party meter reading contractors to assume this task.

#### 2. Stand By Fee Application

a. I have been in touch with Director Measmer regarding the documents and information required for the application.

3. AVR/Starnik Transition in progress – Notices were dispatched this week

4. Major Maintenance issues:

a. There have not been any major issues. Those moderate issues were deferred to Green pumps for repair.

b. Work Order 1034922352 Leaking Fire Hydrant 22517 Pebble Beach Way (Hydrant turned off)

c. Work Order 1035276811/ 1035277989 20400 Doral Dr Leak @ fire Hydrant

5. Delinquent List will be provided after the transition to Starnik has been completed

Adrian with Precision will be with the crews when the read meters.

John Dagleish discussed the inaccuracy of the meter readings.

There was a discussion about changing out meters.

Ed Kile said there needs to be isolation valves and they need to be worked to make sure they work when needed.

Manny let everyone know that Carrie, who was working in the Waterwood office, has left. He said there would be a temporary customer service representative out here by Tuesday.

A motion to accept the report was made by Donnie Marshall and seconded by John Dagleish.

The motion carried unanimously.

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

Jacob Floyd with Langford Engineering discussed the lift station repair. The District is applying for a loan with the Texas Water Development Board.

### **5. Public Comments**

Larry Sims discussed the issue he is having with his meter readings and billing amounts.

Because of the irregular readings his bill is not normal, so his bill will be normalized.

Adrian will go to his house and check the meter.

Jamie Groskopf asked:

- a. If MUD would consider reducing their tax rate for a couple of years.
- b. What the tap fee for Park Forest would be. He thought it was \$150,000. Jeff Measamer said it was not.

Jamie discussed the new proposed building that WIA would be doing in Park Forest. It will be an investment in the community. They start with a 3 house pilot program.

Mr. Culpepper that lives on Doral said that when Precision put a new meter in a his house, they left the connection loose. He had a plumber come out to fix what he thought was a leak. When he called Precision they told him “ It is not our problem”. He will send a letter to address the problem.

## **6. Adjourn**

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

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John Dagleish, Secretary