

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 May 20, 2022. The roll was called of the duly constituted officers and members of the Board, to-wit:

Roy Knapp	President
Darrell Boeske	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, Kevin Cook, Darrell Boeske, Donnie Marshall, and John Dagleish, thus constituting a quorum. Also, present were, David Bevins, Joyce & Dannie Hubbard, Roy Aristizabal, Larry Maas, Mike Brown, Jeff Coker, Joann Ayers, Greg Cagle, Tony Bonaventure with Precision Utility, Gina Peacock , and Anita Treadway. The meeting was called to order at 3:00 p.m.

2. APPROVAL OF CONSENT AGENDA ITEMS

A. MINUTES OF THE REGULAR

Kevin Cook made a motion to approve the minutes from the April 22, 2022, meeting. Darrell Boeske seconded the motion. The motion unanimously carried.

B. FINANCIAL REPORT

Darrell Boeske made a motion to approve the financial report. John Dagleish seconded the motion. The motion unanimously carried. Karon Murff reported that she will meet with Darrell Boeske two weeks before the August meeting to prepare to present the budget for the September meeting.

C. PAYMENT OF BILLS

Darrell Boeske made a motion to approve the payment of the necessary bills. Kevin Cook seconded the motion. The motion unanimously carried.

D. TAX COLLECTOR REPORT

Darrell Boeske made a motion to accept the Tax Collector Report. Kevin Cook seconded the motion. The motion unanimously carried.

3. DIRECTOR MATTERS

A. Engineer Report

Roy Knapp spoke with the engineer and discussed the maps that were sent to MUD. There was discussion about the outside option at the surface water plant.

Kevin Cook will get with John Dagleish about this.

B. Building plan reviews

1. Ayers request for manhole

There was discussion was about a 6-to-7-foot manhole extension.

Kevin Cook said that :

- a. There needs to be plans provided of what they (the builder) want to do.
- b. The access to the lift station between Ayers and their neighbor needs to be considered.

2. Samperi review for sewer

There was discussion about an 8-foot retaining wall. There needs to be a variance document drawn up and it will need to be recorded with the County. (Larry Maas has one)

C. Review of Precision Utility contract

Roy Knapp opened discussion concerning the contract that Precision Utility has presented to the Board. The MUD districts' lawyer has been reviewing the contract and said that the present contract can be approved like it is, but parts can be changed after approval. There were 6 options presented to the Board.

Darrell Boeske made a motion to approve the contract with the Option 1 proposal. This approval will be with pending review from John Kuhl, the Districts' lawyer. John Dagleish second the motion. The motion carried with Kevin Cook abstaining.

Tony Bonaventure discussed the following:

A welcome letter to be sent out to all customers.

Billing used is the same software as Inframark uses. This should transition easily.

Karon Murff asked if the software is compatible with QuickBooks. They will check on this.

There will be a 30-day notice given to Inframark per their contract with Waterwood MUD.

Roy Aristizabal will provide Precision Utility a list of maintenance operations for to sign off on.

4. Operations & Maintenance

A. Receive general report – Inframark

Mike Brown gave the report from Inframark.

There was discussion about the meter box replacement at BBV #320.

5. CONSIDER OTHER MATTERS THAT MY COME BEFORE THE BOARD

Discussion:

Terry McLachlan contacted Roy Knapp about wanting to build 25 new homes in Waterwood.

Larry Maas discussed this matter from the WIA point of view.

The Board decided to talk with builders before any building is done. They decided to go over any builders' agreements.

Jeff Coker, at 26604 Quail, brought up the problem at his house with the leak between the curb & meter, he had previously presented to the Board. After more discussion, the Board decided to reimburse Mr. Coker for his plumbing bill of \$270.00. A motion to reimburse Mr. Coker for his plumbing bill of \$270.00 was made by Darrell Boeske and seconded by John Dagleish. The motion carried unanimously.

Larry Maas asked if all invoices are paid. Anita Treadway answered yes. He asked about the fire hydrate that has the black bag on it on Doral Dr. Mike Brown with Inframark said he would talk to the VFD about cleaning it, taking the valve off and blast it out. He asked about who pays for rereads, and the customer pays if it has been read correctly If it was read wrong then MUD pays for it. He also wanted to, with the new company, where will the bills be paid ? In Waterwood? Precision Utility will have an office to pay the bills.

6. ADJOURN

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

John Dagleish, Secretary