

**MINUTES OF THE  
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 public, at the Waterwood Improvement Association building, inside the District on Friday, May 17, 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

**1. Call to Order and Welcome Guests**

Board members present were Roy Knapp, Jeff Measamer, John Dagleish and Donnie Marshall, thus constituting a quorum. Absent was Ed Kile. Also present were Juan Rojas, Jamie Groskopf, Dave Beving, Karon Murff, Manny Vadhar, Jacob Floyd, Roy Clapper, Jessica Murfield, Glen Murfield and Matt Rodriguez from Texas Municipal Water Association.

**2. Approval of Consent Agenda Items**

**A. Minutes of the regular meeting of April 19, 2024.**

John Dagleish made a motion to accept the minutes.

Donnie Marshall seconded the motion. The motion carried unanimously.

**B. Financial Report**

Karon Murff gave the financial report.

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

**C. Payment of Bills**

Karon Murff presented the detail of bills.

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

## **D. Tax Collector Report**

Karon Murff presented the tax collections report.

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

## **3. Directors Matters**

### **A. Discussion on Murfield flooding report.**

Three of the directors have visited the site. Mr. Franklin reported in addition to flooding, he can also smell a sewer odor. Roy Knapp reported tests had been completed and no sewer matter was found. Mr. Murfield also reported sinkholes forming on his property. He also reported his contractor performed water tests and found Chlorine residue. A perforated line was noted running into the Murfield property. Mr. Knapp asked if the builder could be contacted to help address the problem. Mr. Knapp then explained that the drainage issues did not originate with or come from the MUD. Further discussion ensued concerning the perforated line and possibly searching for another line on the opposite side of the property. Mr. Knapp then requested a work order from Manny Vadhar. A recommendation was made to have a plumber do exploratory work from the driveway to the electrical box. Mrs. Murfield requested documentation that the MUD was not responsible for drainage issues. Jacob stated he could provide the documentation.

### **B. Discussion of the recent wash out/STP road**

Possible issues with SHECO and local property owners were discussed. Jacob reported he met with a contractor and gave a proposal for repairs to correct the wash out. Storm Maintenance and Monitoring Inc. gave bid of \$95,000 as costs to repair. The bid is good for 45 days. Discussion then ensued concerning \$150,000 which is being requested from the Texas Municipal Water Association. Mr. Knapp stated he would call and check on the funds. Mr. Knapp and Mr. Dagleish are to meet with local landowner George Russel concerning the road repairs.

### **C. Discussion of update language for inspection of water meter and sewer taps**

Donald Marshall then discussed the need for a price list for new houses. He explained the importance of having a price list in applications for water service. In the past, the list was not always given to developers and builders. There is concern that that not all inspections are completed or completed in a timely manner due to lack of information. Mr. Marshall also discussed the need for a separate tap fee for commercial and nonresidential taps. A new form will be made available to address this issue.

## **D Engineer's Report**

Jacob Floyd discussed work on the lift station and access to Dorall Road. There was no new news on the funding. There was some further discussion to push forward with the D Funds or bonds. There was no additional new report.

### **E. Jamie Groskopf**

The Board was asked about the outstanding balances on existing bonds by Mr. Groskopf. It was reported that the only bonds outstanding were the 2013 issue. Additional information concerning the bonds and their outstanding balances can be found in the MUD audit report.

Mr. Groskopf then reported ponding due to a patch made by MUD at the location of Lajolla and Stowe Road. A request was made to have someone look at the issue.

### **3. Operations and Maintenance Report**

A. Receive general report. Manny Vadhar gave the Precision Utility report.

1. Mr. Vadhar reported the delinquency process is on hold because of an audit. The collection processes will begin after the audit.
2. 24507 Tall Pine Lane, Lot 26, Block 3 – a letter was prepared by the Attorney for the District on 4/25/24. Mr. Marshall is sending this letter and there will be further discussion at the next board meeting.
3. 24435 Murfield drainage issue – there was no further discussion concerning Murfield
4. The rate order updated was given with the rate order continuing to not be implemented. There has been a meeting with Mr. John Kuhl and Audrey Lyons to review the changes. However, there were issues with the inspections that needed further clarification.
5. Meter Change out. There are only 2 meters in inventory and suppliers are out of stock until June/July 2024. An attempt is being made to find alternative vendors.
6. An update was given concerning the TCEQ Inspection on 5/14/24
7. Submittal of Work Orders for Approval

Roy Knapp was authorized to sign the rate order adjustment

The work order for Murfield was authorized

The work order for Tall Pines was authorized

Donald Marshall moved to accept the Operations and Maintenance Report. John Dagleish seconded. The motion passed unanimously.

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

#### **Presentation on new meter lease/purchase agreement**

Matt Rodriguez presented a 20 year lease purchase to replace all meters with Neptune smart meters. The cost is \$495 plus \$5 per meter. Discussion ensued. Mr. Knapp made a motion to table this option and add it to the discussion for the next month's meeting Donald Marshall seconded the motion. The motion carried unanimously.

### **5. Public Comments**

None

### **6. Adjourn**

John Dagleish made a motion to adjourn. Jeff Measamer seconded the motion. The motion carried unanimously.