

MINUTES OF THE
WATERWOOD MUNICIPAL UTILITY DISTRICT NO.1

May 16, 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 May 16, 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
Roy Knapp	Director

1. Call to Order and Welcome Guest

Donnie Marshall called the meeting to order.

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

2. Approval of Consent Agenda Items

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

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

B. Financial Report

Karon Murff gave the financial report.

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

Jeff Measamer discussed the Debt Service account.

C. Payment of Bills

Anita Treadway gave the report on payment of bills.

Roy Knapp made a motion to approve the payment of bills. Ed Kile 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. Roy Knapp second motion. The motion carried unanimously.

There was discussion about the audit.

3. Directors Matters

A. Discussion and/or authorize any appropriate action.

1. Discussion on Bond schedule

There was discussion about the different possibilities for a bond. The MUD districts' financial advisor, Leslie Cook, said it could take up to a year to get a bond. Blythe Engineering gave an estimate of the 13 lift stations needing repair/replacement of \$1.3 million. They will need documentation by the end of June and legal review needs to be done quickly. Then it will go to TCEQ for review.

2. Discuss/take action on repair of Doral B station.

Bids are still being taken on this repair.

4. Operations & Maintenance

A. Receive general report – Precision Utility

Juan Rojas gave the report from Precision Utility.

Action Items

1. Waterwood MUD No.1 Meter Change Out

a. 10 Meter Change Outs Completed April 2025

1. 28620 Rantoul CT

2. 24617 Camwood CT

3. 20424 Doral Dr

4. 20404 Doral Dr

5. 26612 Primrose CT

6. 26600 Orchid CT

7. 26616 Orchid CT

8. 22208 Hann PL

9. 22213 Hann PL

10. 303 Bass Boat Village Apt

2.FEMA 4781 DR – In Progress

3. Delinquent List

4. Payment Plan List

5. Write Off List

6. Sample Bill

A motion to accept the report was made by Roy Knapp. Ed Kile seconded the motion. The motion carried unanimously.

B. Authorize appropriate actions

There is an account that is delinquent and the owner no longer lives there (in a care facility) and the account needs to be cut off. A motion to disconnect the water was made by Jeff Measamer and seconded by John Dagleish. The motion carried unanimously.

Juan Rojas said that Colton is no longer with Precision Utility. Adrian who use to work in Waterwood will be returning.

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

6. Public Comments

Discussion about the fees for Douglas Lilley that had asked about an out of district tap.

Discussion about sewer lines going to the Maas house. Roy will contact the District's lawyer about this.

7. Adjourn

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



John Dagleish, Secretary