

MINUTES OF THE
WATERWOOD MUNICIPAL UTILITY DISTRICT NO.1

September 20, 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 September 20, 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, John Dagleish (via Facetime), Jeffrey Measamer, and Ed Kile, Donnie Marshall, thus constituting a quorum. Also, present were Dave Beving, Karon Murff, Cindy Beasley, Cameron Synder, Colton H, with Precision Utility, Martin Taylor, Michael & Jody Sanvido, Brendan Bedell and Anita Treadway.

2. Approval of Consent Agenda Items

A. Minutes of the regular meeting of August 23, 2024.

Donnie Marshall made a motion to accept the minutes. Jeff Measmer seconded the motion.

The motion carried unanimously.

B. Financial Report

Karon Murff gave the financial report. Karon Murff asked the Board to be allowed to complete procedures to reconcile the billing & collection process to the receipts, cash in, billed out, and collections. Then compare these.

Ed Kile made a motion for Karon Murff to complete the reconcile procedures mentioned above. Donnie Marshall seconded the motion. The motion carried unanimously.

Jeff Measamer made a motion to approve the financial report. Donnie Marshall seconded the motion. The motion carried unanimously.

C. Payment of Bills

Anita Treadway gave the report on payment of bills.

Jeff Measamer 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.

Jeff Measamer made a motion to accept the Tax Collector Report. Donnie Marshall seconded the motion. The motion carried unanimously.

3. Directors Matters

A .Discussion and/or authorize any appropriate action.

1. Adopt Order Declaring Unopposed Candidates Elected to Office

The Board considered adoption of a proposed Order Calling Directors Election. The Board noted that the terms of office of Directors Knapp, Dagleish, and Marshall will expire in November, 2024, and that a Directors election will be held on November 5, 2024, provided that the election is contested as determined on August 23, 2024. Upon motion by Director Jeff Measamer, seconded by Director Ed Kile, and after full discussion, the Board voted unanimously to adopt the Order Calling Directors Election.

2. Conduct Public Hearing on Proposed 2024 Tax Rate

a. Adopt Order Levying Taxes for 2024

The Board then considered the adoption of an Order Levying Taxes for 2024. Upon motion by Director Jeff Measamer, seconded by Director Donnie Marshall, and after full discussion, the Board voted unanimously to adopt an Order Levying Taxes for 2024, establishing a 2024 tax rate of \$0.76 per \$100 of assessed valuation, consisting of \$0.26 per \$100 of assessed valuation for debt service, and \$0.50 per \$100 of assessed valuation for maintenance and operations.

b. Approve Amendment to Information Form

The Board then considered the approval of an Amendment to the Information Form. The Board noted that the District is required to file said Amendment with the San Jacinto County Real Property Records and with the TCEQ to reflect the current tax rate of the District. Upon motion by Director Donnie Marshall, seconded by Director Jeff Measamer , and after full discussion, the Board voted unanimously to approve and have filed the Amendment to the Information Form.

c. Public Comments

There were no public comments.

d. Vote for approval

All amendments and proposals were approved by the Board.

3. New Board Members/Reorganize Board

Donnie Marshall made a motion to keep the Board as it is. Ed Kiley seconded the motion.

The motion carried unanimously.

The Board is as follows:

Roy Knapp, President

Jeff Measamer, Vice President

John Dagleish, Secretary

Donnie Marshall, Director

Ed Kile, Director

4. Discussion on TRA letter

TRA had written a letter to MUD concerning the amount due for the surface water, which MUD had discontinued. Roy Knapp has spoken with TRA and has met with Mrs. Nunez (TRA representative). He will continue to correspond with TRA about this matter.

5. Director Ed Kile will discuss Bass Boat Village drainage, possible solutions and costs.

Ed Kile reported on the drainage problems at Bass Boat Village and gave 4 bids on the costs to do the repairs.

6. Approval of signing documents from Langford Engineering concerning the repair of entrance road to Sewer Treatment Plant

Donnie Marshall made a motion to approve the signing of the documents concerning the repair of entrance road to the Sewer Treatment Plant. Jeff Measamer seconded the motion. The motion carried unanimously.

7. Jody Blasdell requested to speak to the Board about brown water at her house and billing issues.

Jody Blasdell discussed how that every time the lines are flushed she gets brown water inside her house. (she has a filtration system on her house too). There was a lot of discussion about what could be done. Maybe a possibility of moving the meter closer to the house or Precision Utility could call her and let her know when they are flushing. The decision to have Cameron or Cindy call Jody when they are going to flush.

Jody said that the meter has not been read for months. Cindy has tried to help with this matter. Precision will be checking on this and should take action on this matter.

4. Operations & Maintenance

A. Receive general report – Precision Utility

Juan Rojas gave the Precision Utility report.

See below:

Action Items

1. Bass Boat Village a. Requested CCTV Video provided to Director Knapp
2. FRIDAY, SEPTEMBER 20, 2024 Waterwood MUD No. 1 Water Billing
 - a. Mr. Bonaventure, Mr. Rojas and assigned Technicians completed meter reading.
 - b. Zero Reads and No Reads were issued to Directors
3. Waterwood MUD No. 1 Audit – Reports Issued
 - a. All required reports were provided to Auditors for requested timeframe.
 - b. Notice of Violations that were not in our records has been requested.
4. Sample Bill

A request for the receivables be added to the report.

Crystal with Lower Groundwater sent the renewal for the wells.

There is no report showing zero reads and no reads. The Directors would like to get that report.

B. Authorize appropriate action.

Juan Rojas got in touch with FEMA about the May flood caused by Hurricane Beryl. He will deal with things concerning this matter.

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

Donnie Marshall discussed the costs for diesel fuel. MUD needs to consider the cost and storage. Possibility to get off road. He will get more information for the next meeting.

6. Public Comments

None

7. Adjourn

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

John Dagleish, Secretary