

MINUTES OF THE  
WATERWOOD MUNICIPAL UTILITY DISTRICT NO.1

February 21, 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 February 21, 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 Roy Knapp, Ed Kile, John Dagleish and Donnie Marshall, thus constituting a quorum. Also, present were Juan Rojas, Karon Murff, Cindy Beasley, Colton Harris, Jacob Floyd, Beverly Epps, Lisa Hayman, and Anita Treadway.

**2. Approval of Consent Agenda Items**

A. Minutes of the regular meeting of January 17, 2025 and Minutes of the February 3, 2025 Special called meeting.

Dagleish made a motion to accept the minutes of the regular meeting of January 17, 2025. The motion carried unanimously. Ed Kile made a motion to accept the minutes of the special called meeting of February 3, 2025. Roy Knapp seconded the motion. The motion carried unanimously.

B. Financial Report

Karon Murff gave the financial report. Karon contacted Leslie Cook with RBC to see if there are ways to use any of the debt service for new debts. Leslie Cook will contact John Kuhl to see if there are any options. Karon Murff discussed other options for loans with other companies. She said we need to get the cash flow in line. Ed Kile made a motion to approve the financial report. John Dagleish seconded the motion. The motion carried unanimously.

C. Payment of Bills

Anita Treadway gave the report on payment of bills.

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

#### D. Tax Collector Report

Anita Treadway gave the report.

Roy Knapp made a motion to accept the Tax Collector Report. John Dagleish seconded the motion. The motion carried unanimously.

### 3. Directors Matters

#### A. Discussion and/or authorize any appropriate action.

1. Discuss Axley & Rode contract and sign engagement letter

Roy Knapp made a motion to accept the contract and sign the engagement letter.

John Dagleish seconded the motion. The motion carried unanimously.

2. Discuss and take possible action on the rate order

There was discussion on raising the amount of the customer deposit for water and sewer service. Cindy Beasley with Precision Utility explained that it would help cover the past due amounts on accounts when a customer moves out. Ed Kile made a motion to raise the deposit amount to \$200.00. John Dagleish seconded the motion. The motion carried unanimously.

3. Discuss and take possible action on the new rates with Langford Engineering.

Jacob Floyd, with Langford Engineering, explained to John Dagleish about the lift station bid. Ed Kile discussed above ground lift station and submersible pumps. The Bond project will be put on hold. Jacob said the DFund was rejected because of the land. The Doral lift station needs a local easement. A motion to accept the 3% increase from Langford Engineering was made by John Dagleish. Ed Kile seconded the motion. The motion carried unanimously.

4. Discussion or action needed on any other matters that may come before the Board.

- a. Beverly Epps owns an ASGI on Poolscreek Ct. She has had a sewer problem since 2021 and has had multiple plumbers out to try to fix the problem. ASGI (Mike Wilson) put 2 houses on one tap. Ed Kile said to put a large pipe at the Y joint. The MUD Board will approve a budget up to \$12,000 to fix ASGI's plumbing drain problem at 24600 Poolscreek Ct. Roy Knapp made to motion to approve fixing the plumbing problem. Ed Kile seconded the motion. The motion carried unanimously.

- b. There is a leak at the Poolscreek bridge on FM 980. One section of the steel pipe needs to be replaced by April 1<sup>st</sup>. Please let TXDOT know when the job is finished.

A motion to have the repair done was made by Roy Knapp and seconded by Ed Kile. The motion carried unanimously.

### 4. Operations & Maintenance

#### A. Receive general report – Precision Utility

Juan Rojas gave the report from Precision Utility.

Action Items from Precision :

1. Waterwood MUD No.1 Meter Change Out

- a. 10 Meter Change Outs Completed January 2025

1. 1000 Emerald Way

2. 191 Beth CIR

3. 22424 Bermuda Dune Dr

4. 22421 Augusta Ln
  5. 22345 Doral Dr
  6. 22334 La Jolla St
  7. 26608 Orchid Ct
  8. 26616 Pools Creek Dr
  9. 301 Bass Boat Village Apt
  10. 221 Bass Boat Village Apt
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2. FEMA 4781 DR – In Progress
  3. Winter Weather Staging
  4. Delinquent List
  5. Payment Plan List
  6. Write Off List
  7. Sample Bill

B. Authorize appropriate actions  
There is a fire hydrate on Augusta & LaJolla that needs to be repaired.

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

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

There is a hole at The Beach that needs to be filled by MUD. Roy Knapp said he would take care of the hole.

**6. Public Comments**

None

**7. Adjourn**

Ed Kile made a motion to adjourn. Roy Knapp seconded the motion. The motion carried unanimously.

*John Dagleish*

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John Dagleish, Secretary