

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, at the Waterwood Improvement Association building, inside the District on Friday November 17, 2023. 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      |
| Kevin Cook      | Director       |
| Donald Marshall | Director       |

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

Board members present were Roy Knapp, John Dagleish, and Donnie Marshall, thus constituting a quorum. Also, present were Manny Vadmar, James Jones, Carrie Siedel, Jamie Groskopf, Larry Maas, Rudy Alvarez, Dave Beving, Melissa Whitley, Pat Zappa, Jacob Floyd, Steve and Kathy Turchi, Sam and Crystal Butler, and Anita Treadway.

**2. Approval of Consent Agenda Items**

A. Minutes of the regular meeting of November 17, 2023

Donnie Marshall made a motion to accept the minutes.

John Dagleish seconded the motion. The motion carried unanimously.

**B. Financial Report**

Anita Treadway gave the report.

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

**C. Payment of Bills**

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

## **2. Directors Matters**

### **A. Engineer Report**

Jacob Floyd discussed the loan for MUD and will have a draft to go for the next meeting. He reviewed the Emerald Estates plan. Jacob will get with Manny to see the lead and copper reports for the compliance with TCEQ.

### **B. Meeting with WIA Board**

Jamie Groskopf and Larry Maas with WIA met with Roy Knapp and Donnie Marshall (MUD) this past week. Jamie explained the situation with WIA about past due accounts. MUD has never been charged WIA dues, nor ever been sent an invoice. According to the state of Texas law, Homeowners Associations' can only go back 4 years to charge accounts that are past due. MUD has 7 lots that are now considered past due. WIA is willing to make the same agreement with MUD that they are doing for other lot owners. They will take the lots from MUD in lieu of payment for the past due accounts.

John Dagleish made a motion to talk to the MUD Districts' lawyer, John Kuhl, about deeding the 7 properties to WIA. With the Districts' lawyer approval, the lots will be deeded over to WIA.

Donnie Marshall seconded the motion. The motion carried unanimously.

The WIA lawyer will draw up all the paperwork for MUD to be able to deed the lots over to WIA.

Jamie and Larry discussed the lots in Park Forest ( 50 – 75 lots). Roy Knapp discussed the Infrastructure for new builds. Donnie Marshall asked them to let MUD know in advance when the builds will start, in order to find the taps ahead of time.

Jamie said that there will be changes in Waterwood within the next 3 to 5 years.

Jacob Floyd , MUD engineer, said that the culverts and storm drainage should be the County's responsibility.

There was discussion about stand-by fees being reinstated. Roy Knapp will talk to John Kuhl, MUD lawyer, about this.

Jamie wants to ask the county appraisal district to raise the values for the correct amount. John Dagleish said he had talked to the appraisal district, and they only do the assessments every 4 years.

Jamie discussed the water bill for the pool account.

### **C. Discussion and/or authorize any appropriate action.**

The MUD district needs to get a bill from Langford Engineering for the Samperi account.

## **3. Operations & Maintenance**

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

Manny Vadmar gave the Precision Utility report.

He also said that he will schedule a review on the Rate Order.

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

## **5. Public Comments**

Steve Turchi discussed opportunities and creative ways for WIA to help MUD.

Sam Butler asked if a MUD Board member would go the Commissioner Court meetings.

**7. Adjourn**

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

---

John Dagleish, Secretary