

MINUTES OF THE
WATERWOOD MUNICIPAL UTILITY DISTRICT NO.1

September 19, 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 September 19, 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 at 3:00p.m.

Board members present were Jeff Measamer, John Dagleish, Roy Knapp, and Donnie Marshall, thus constituting a quorum. Also, present were Cindy Beasley, Karon Murff, Jamie Grooskop, Juan Rojas, Elijah with Precision, Jake Terry with RBC and Anita Treadway.

2. Consent Agenda:

a) Minutes of Previous Meeting :

- i. Approve Minutes of the regular meeting of August 15, 2025.

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

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

b) Bookkeeping & Financial Matters:

- i. Approve the financial report;

Karon Murff gave the financial report.

Roy Knapp motion to approve the report. John Dagleish seconded the motion. The motion carried unanimously.

- ii. Authorize payment of bills;

Anita Treadway gave the report on the bills. The Board reviewed the bills.

John Dagleish made a motion to accept the report given on the bills. Roy Knapp seconded the motion. The motion carried unanimously.

c) Tax Collection Matters:

- i. Approved tax receipt and disbursement report;

Anita Treadway gave the tax collection report.

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

3. Financial & Taxation Matters:

a) Seek public input on 2026 tax rate;

There was no public input. Jake Terry with RBC said that he would support the 50 cents for M&O, and 24.5 cents for the debt service.

b) Approve the 2026 Tax Rate

Jeff Measamer made a motion to approve the tax rate. (50cents M&O, 24.5cents Debt service)

Roy Knapp seconded the motion. The motion carried unanimously.

c) Consider /approve moving Debt service funds from a regular checking account to a high interest earned account;

Roy Knapp made a motion to appoint Jeff Measamer as the investment officer to take care of the Debt Service funds. John Dagleish seconded the motion. The motion carried unanimously. Karon Murff suggested speaking with Shawn Carpenter at FNB in Huntsville. Jeff Measamer will check on CD's for 6,9, & 12-month periods.

d) Update on FEMA recovery fund and reason to decline seeking administrative cost;

FEMA needs a designation of agents. Roy Knapp will be the Primary Agent, Secondary Agent will be Donnie Marshall, Primary Finance Agent will be Anita Treadway, and the Certifying Official will be Jeff Measamer. A motion was made to accept the agents as listed by Jeff Measamer and seconded by Roy Knapp. The motion carried unanimously.

4. Engineering & Project Matters:

a) Receive general engineering report;

Jake Terry, with RBC, said he had spoken with the District's engineer and they exchanged numbers for applying for the Bond to do repairs/replacement of the lift stations 1-13. It should take around 180 days for approval. Jeff Measamer made a motion to move forward.

Roy Knapp seconded the motion. The motion carried unanimously.

b) Receive update on bond application;

Jake Terry with RBC and Jacob Floyd are consulting on the information needed to complete the bond application.

5. Operations & Maintenance Matters;

a) Receive operations and maintenance report (Precision Utility)

Juan Rojas gave the report.

There was discussion about the non-charged water and recycled water in trying to defer another well. There is no date set for cleaning wells. Jamie Groskop will talk with Juan Rojas about boring.

Action Items:

1. There were 10 meters replaced.
2. FEMA 4781 DR – In Progress
3. Bond Application – In Progress
4. Bayview Water Leak – In progress There are two leaks, one is at a tap.
5. Delinquent List
6. Payment plan list

7. Write off List
8. Sample Bill
 - b) Approve work orders

There were none.

- c) Terminate utility service to customers with delinquent accounts;
- d) Authorize other appropriate action

None

Jeff Measamer made a motion to accept the Precision report. A second was made by Roy Knapp. The motion carried unanimously.

5. Receive comments or questions for the public;

There was discussion about the hole by the golf course at the 16th hole.

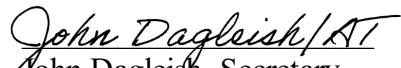
Greg Guzman will talk to Commissioner Mark Nettuno about helping with the repair and/or cost of fixing the hole in the road. Jeff Measamer said the MUD district would be responsible for hooking the pipe back up. Donnie Marshall authorized \$2,500 for fixing the drain hole.

Donnie Marshall said that SK Law requested all Board members take the Cyber & AI training course.

Donnie Marshall discussed the Rebel Contractors/County payment to MUD.

6. Consider Adjournment;

John Dagleish made a motion to adjourn. Roy Knapp seconded the motion. The motion carried unanimously.


John Dagleish, Secretary