

**MINUTES OF REGULAR MEETING**  
**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 June 16, 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, Donnie Marshall, and Jeff Measamer, Kevin Cook thus constituting a quorum. Also, present were Michael Duffy, Manny Vadmar, Pat Zappa, Jacob Floyd, David Beving, Dannie Byrd, Cameron Snyder, Carrie Seidel, Gerald Benard and Anita Treadway.

**2. APPROVAL OF CONSENT AGENDA ITEMS**

**A. Minutes of the regular meeting of May 19, 2023**

Jeff Measmer made a motion to accept the minutes.

John Dagleish seconded the motion. The motion was unanimously carried.

**B. FINANCIAL REPORT/ BUDGET**

Anita Treadway gave the report.

Donnie Marshall made a motion to accept the financial reports. Jeff Measmer seconded the motion. The motion carried unanimously.

**C. PAYMENT OF BILLS**

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

**D. TAX COLLECTOR REPORT**

Anita Treadway gave the report. Donnie Marshall made a motion to accept the Tax Collector Report. Jeff Measmer seconded the motion. The motion was unanimously carried.

### **3. DIRECTOR MATTERS**

#### **1. Approve CCR**

Kevin Cook made a motion to approve the CCR. John Dagleish seconded the motion. The motion carried unanimously.

#### **2. Vote to for reinstatement of Dr. Karon Murff**

Jeff Measmer made a motion to reinstate Dr. Karon Murff. John Dagleish seconded the motion. The motion carried unanimously.

#### **3. Discuss for Samperi consent to encroach**

Discussion about the Samperi pool encroachment. The Board wants the Samperi's to understand the rules of encroachment and the possibility of MUD having to dig. The District's lawyer will need to approve. Jacob Floyd, the District's engineer, explained the encroachment to the Board. A motion to vote on approving the encroachment pending legal approval and the Samperi's bearing engineering and legal fees was made by Kevin Cook. Donnie Marshall seconded the motion. The motion carried unanimously.

#### **4. Discuss requested write-offs for nonpayment's.**

This is tabled until next month.

#### **5. Rate Order**

Manny Vadhar has updated the rate order and will send to the District's attorney for review. There was discussion about commercial accounts and the commercial rate. Manny will check to see if the district has any commercial accounts. Roy Knapp will write a letter concerning the rate increase.

### **4. Operations & Maintenance**

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

Manny Vadmar gave the Precision Utility report.

1. An update on Emerald Estates emergency connection was given. This has been approved and the connection will start soon.
2. Water meters are still being installed each month on meters with high readings.
3. The fire hydrant on Doral needs to be repaired. A motion to have the hydrant repaired was made by Donnie Marshall. Jeff Measmer seconded the motion. The motion carried unanimously.
4. Manny will check with Sheco about repair that was made on Gleneagles, due to their crew breaking a water line.

#### **1. Submittal of Work Orders for approval**

## **5. CONSIDER OTHER MATTERS THAT MY COME BEFORE THE BOARD**

Jacob Floyd, with Langford Engineering, talked to the Board about the following:

1. Emergency Preparedness Plan
2. Bond Application/TWDB information.
3. Samperi Consent of Encroachment - Pool

## **5. PUBLIC COMMENTS**

Pat Zappa asked if Jacob Floyd will need to view WIA plans for the new building. Yes  
Also, what is the tap fee? It is \$750.00 right now.

Wayne Williams asked if there is anything else needed from Emerald Estates. No

Cameron Snyder said the pumps are now in compliance with TCEQ.

## **7. ADJOURN**

Kevin Cook made a motion to adjourn. John Dagleish seconded the motion. The motion was unanimously carried.

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John Dagleish, Secretary