

In accordance with an Order of the Office of the Governor issued on March 16, 2020, the **Waterford Oaks Public Improvement District (PID)** for the City of Cedar Hill, Texas will conduct a Meeting by telephone conference at **7:00 pm on Monday, May 10, 2021**, in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") in an effort to slow the spread of the Coronavirus (COVID-19) pandemic. **This is an open meeting conducted by telephone conference. There will be no public access to a physical location.**

To submit public comments, visit cedarhilltx.com. All public comments submitted by 4pm on **May 10, 2021**, will be provided to the board members and entered into record for the meeting.

The following info is for public access to the meeting & must be included on your agenda:

Options for public access to the meeting:

Via webinar: zoom.us/join
Meeting ID: 810 5841 2293
Password: 733273

OR

Via Phone: Dial 1-346-248-7799 or toll-free 1-877-853-5247
Meeting ID: 810 5841 2293
Password: 733273

A recording of the telephonic meeting will be made available to the public in accordance with the Open Meetings Act upon written request.

This written notice, the meeting agenda and the agenda packet are posted online at www.cedarhilltx.com



**Cedar Hill Public Improvement District #2 at Waterford Oaks
BOARD OF DIRECTORS MEETING**

Monday, May, 10, 2021

7:00 p.m.

Tele Conference Call

Cedar Hill, TX

1. Call Board of Directors Meeting to Order

2. Introduction of meeting attendee

The Consent Agenda includes routine items that may be acted upon by a single vote. Any Board member may remove items from the Consent Agenda for separate discussion and consideration.

3. Approval of Minutes (February 14, 2021)

4. Treasurer's Report Carolyn Moody (General April 2021)

5. Landscape: Leonard Howza and Roland Fuller

Decoration: Leonard Howza, Bertha Walker, and Clodette Turner

Crime Watch: Clodette Turner, Pam Williams, and Bertha Walker

Capital Improvement: Jerry Reed, Donna Patterson, James Durham, and Carolyn Moody

Monitoring: Roland Fuller and Jimmie Champion

Compliance: Leonard Howza and Tom Armstrong

**Bulk Signs: Roland Fuller, Annie Jones, Corky Brown, Kim Crawford-Anderson,
Lueretha Jones-Slack,**

6. Property Manager Report: Tom Armstrong

1. Update Property Report

7. Items that need Board Approval.

8. Adjourn:

I certify that copies of the above notice of meeting were posted in the City Hall of Cedar Hill, Texas, at least 72 hours before the meeting, in accordance with the Open Meetings Act.

Leonard E. Howza

President - Cedar Hill Public Improvement District # 2

214-949-7888

Email: lhowza@hotmail.com

Website: <http://www.cedarhilltx.com/wopid>

"PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY"

"CONFORME A LA SECCIÓN 30.07, DEL CÓDIGO PENAL (ENTRADA SIN AUTORIZACIÓN POR TITULAR DE LICENCIA CON UNA PISTOLA VISIBLE), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411 DEL CÓDIGO DE GOBIERNO (LEY DE LICENCIAS DE PISTOLAS), NO PUEDE ENTRAR EN ESTA PROPIEDAD CON UNA PISTOLA VISIBLE "

Waterford Oaks PID #2
Board of Directors Meeting
Conference Call - City Zoom system
Minutes
Monday, February 8, 2021

1. Call to Order

The monthly Board of Directors meeting of the Waterford Oaks PID #2 (“WOPID”) was called to order at 7:00 p.m. by Leonard Howza, President. A formal attendance roll call was taken of Directors. Mr. Howza and the following directors were also in attendance: Roland Fuller, Carolyn Moody, Bertha Walker, Clodette Turner, and Jerry Reed.

Absent board member: Pamela Williams

Principal Management Group was represented by Thomas Armstrong.

2. Introductions

Three (3) residents were in attendance: Corky Brown, Yvette Sanders, and Lucretia Jones-Slack. Stacey Graves and, Leah Carter and Mayor Steve Mason represented the City.

3. Minutes from the November 9, 2020 Board meeting were reviewed. **The Treasurer’s** report was presented by Ms. Moody for the end of December. It was a draft of the new format. Mr. Howza moved to accept Minutes presented, seconded by Ms. Williams. A formal roll call for votes was taken and approval was unanimous.

4. Citizen Forum.

- Mayor expressed appreciation to this board for “keeping things going forward...” in reference to this unusual time of the pandemic. He stated PIDs #1 and #2 set the standards for the City expectations. He announced vaccinations are in stage 1(a) now – eligibility first responders and health providers. He further mentioned expecting stage 1(b) for persons age 65 and older will be next. Pharmacies are being solicited for providing vaccines.
- Ms Jones-Slack asked about outreach for people who do not have computers to register for vaccines. Ms Graves said the senior hot line can be contacted 9752-291-5100 x1290.
- City working on a possible event soon in the form of what they are calling “drive through block party”.

5. Committee Reports Written reports had been submitted to Board in advance on Nov 3rd.

a. Landscape – L. Howza and R. Dark

- Contract performed as expected.

b. Decorations – Walker, Turner, and Howza –

- Christmas decorations had been a little higher than proposal by 60 feet of strings.

c. Crime Watch – C. Turner B Walker P. Williams and Y. Sanders

- Reports for January 2021 - sent to the board on 2/5 in advance.

d. Capital Improvement – J. Reed

- No report

e. Monitoring Code enforcement & litter – Leonard Howza, Roland Fuller & Jimmie Champion

- Monitoring and report of code violations have been done per the contract

f. Compliance Committee

- Discussed success with bulk pick-up signs. We may need 8 to 10 more, Ms Graves indicated the City will provide more.

6. Property Manager Report –

- a. Manager completed information binders and delivered new one to President for Treasurer Carolyn Moody. He also sent digital packets of updated items to remainder of board members.

- b. The eventual connection of irrigation at Hageman Monument remains on hold until City completes irrigation repairs.

7. **Items requiring Board approval: (Formal roll call voting on each of the following was unnecessary)**

8. **Final comments “around the room”**

- President announced there are no plans for next formal board meeting. He may arrange for virtual work sessions using Zoom, and board and committee members will be notified in advance.
- No meeting for December.

9. **Adjournment:** Seeing as no further business, the meeting closed at 7:50 pm.

10. **Next Meeting:** To Be determined. May continue using a telephone conference and virtual zoom meeting.

Submitted by Thomas Armstrong, Property Manager – Waterford Oaks PID #2

Heavenly Pool Services
 700 HONEYSUCKLE WAY
 DESOTO, TX 75115 US
 (214) 883-6528
 myheavenlypools@yahoo.com
 http://www.heavenlypoolservicesinc.com

Estimate

ADDRESS

Waterford Oaks PID
 C/O Principal Management
 Group
 9001 Airport Freeway
 North Richland Hills, Texas
 76180

ESTIMATE # 1344

DATE 11/03/2020

EXPIRATION DATE 12/04/2020

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Parts Items purchased for customer pool- Pentair Clean & Clear 100 Cartridge Filter.	1	522.76	522.76T
	Parts Items purchased for customer pool- Pentair Superflo Front Housing Plate.	1	1.00	1.00T
	Labor Labor- Installation of Clean & Clear Cartridge Filter & Parts.	1	180.00	180.00
	Labor Labor- Installation of Pump Housing Plate and Gaskets.	1	160.00	160.00

Refer a new customer and receive a \$25.00 referral credit. New customers that begin service by June 1, 2020 will also receive a \$25.00 credit on their 1st month of service.

SUBTOTAL	863.76
TAX (8.25%)	43.21
TOTAL	\$906.97

Thank-You for your business.

Quote to be updated May 4, 2021

Accepted By

Accepted Date

PRINCIPAL MANAGEMENT GROUP
Action Item Report
Waterford Oaks PID

<u>Action</u>	<u>Progress Comments</u>	<u>Status</u>
Irrigation controller A	4/27 Mgr was unable to use controller remotely to refill Duncanville large fountain. Contacted Weathermatic , and they said they will ship a replacement Aircard to his house. 5/3 Mgr received device installed it and got Weathermatic to assist in uploading device number in database.	Complete
Irrigation leak 908 Chauvin	4/17 Mgr showed Martinez where the leak is going under the fence, and he said he would dig it out and find the problem. It is from zone 7 of controller C. 5/3 Mgr was told by Martinez Jr his dad said he completed work.	Pending final inspection
Hageman monument irrigation	President asked Mgr to obtain evaluation locating where the irrigation wires lead from old City irrigation controller. Mgr contacted Hoffmann Irrigation to arrange site survey. * 4/24 Mgr met contractor on site and he located wires leading to 5 irrigation valves. One circuit had broken wire. Cost was \$145, paid by Mgr with personal check. * 4/3/20 Contractor sent quote to excavate and attach new wiring to new controller at monument. Mgr forwarded to BOD. It will not be acted upon because the Lot is still City responsibility. * 4/14/21 President informed Manager no need to work on project until after the City has installed sidewalk and	On Hold until City completes installation
CLOSED ITEMS		
Roof leak Beltline fountain	Early February President notified Mgr electrician found water in a light fixture. 2/9 Mgr met roof contractor who climbed on roof and found damage. He submitted proposal that night for \$1561.92 for that tower. Although he did not crawl on top of the 2 towers at Duncanville Rd. he quoted \$1906.02 for them 2/10 sent Email to Board for decision and indicated a deal for all 3 was negotiated for \$2,629.50. 3/1 Mgr was notified by President the Board approved deal for all 3. 3/8 work completed and vendor packet and bill sent to Ms Moody.	Complete
Leak Beltline fountain	4/12 Mgr showed Mar2/10 Magr met with roofing contractor and produced quotes to do all 3 towers. inez where the leak was occurring in the closet of the Beltline monument. 4/17 Mgr inspected to see Martinez replaced the leaking valve and there is no further problem	Complete
Copies for binders	1/22 President directed Mgr to create a full binder of documents for new Treasurer, Carolyn Moody. He also directed copies of signature pages of renewed contracts	Complete

Waterford Oaks PID Meeting

Virtual through City zoom 5/10/2021

<i>Board Members Attending</i>	<i>Roll call Present</i>	<i>Absent</i>	<i>Vote Minutes & Treasurer</i>				
Roland Fuller							
Randy Dark							
Bertha Walker							
Clodette Turner							
Jerry Reed							
Pam Williams							
Leonard Howza							
Non-Board members							