

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, July 12, 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 **July 12, 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, July, 12/, 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 (May 10, 2021)
4. Treasurer's Report Carolyn Moody (General June 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
 2. Update on 2021 WOPID Board Election

7. Items that need Board Approval.
 1. Continue discussions on contract layout for trailway Lighting
 2. Continue Discussions on Contact layout for Security Cameras
 3. Filtration System for waterfalls on Stoney Hill and Duncanville Rd.

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, May 10, 2021

1. Call to Order

The monthly Board of Directors meeting of the Waterford Oaks PID #2 (“WOPID”) was called to order at 7:05 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, Clodette Turner, Pamela Williams, Brenda Walker, and Jerry Reed.

Absent board member: None

Principal Management Group was represented by Thomas Armstrong.

2. Introductions

One resident was in attendance - James Durham. Leah Carter represented the city and assisted in with ZOOM.

- 3. Minutes** from the February 14, 2021, Board meeting were reviewed. **The Treasurer’s** report was issued in advance to all Board members by Ms. Moody. Mr. Howza moved to accept the Minutes and Treasurer's report presented, seconded by Ms. Turner. A roll call for votes was taken and approvals were unanimous.

4. Citizen Forum.

- None

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. Meeting planned with Martinez, Fuller, and Howza regarding turf and weeds.

b. Decorations – Walker, Turner, and Howza –

- No report.

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

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

d. Capital Improvement – J. Reed

- Mr. Reed’s email of 5/7 contained 4 major projects which were discussed:
 - Hageman Monument - on hold
 - Mr. Reed gave an updated sidewalk project “Safe Walk to School” across the street from elementary school
 - Ms. Moody presented info on exterior cameras to deter crime by monitoring traffic.
 - Mr. Durham presented info for lighting Walking Trail – James Durham

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

- Monitoring and report of code violations have been done per the contract. Mr. Howza emailed the report to Board on 4/2/21.

f. Compliance Committee

- Time clocks for irrigation, lights, and fountains - Manager inspects and adjusts for daylight saving.
- Discussed the need to obtain 8 to 10 more, Ms. Graves indicated the City will provide more.

6. Property Manager Report –

- a. Irrigation system not functioning properly for the Duncanville fountain. Weather Matic replaced the air card at no cost, and on-site, which resolved the problem.

- b. Mr. Armstrong investigated reported irrigation leak along the Calvert vinyl wall flowing into the back yard of 908 Chauvin. The landscape contractor agreed to repair.
- c. 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)**

NONE

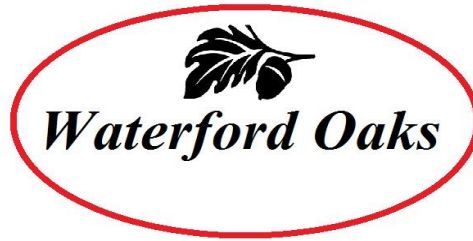
8. **Final comments “around the room”**

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

9. **Adjournment:** Seeing as no further business, the meeting closed at 8:30 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



**Public Improvement District #2
Cedar Hill, Texas**

LANDSCAPE COMMITTEES REPORT 07/12/2021

Leonard Howza, Roland Fuller.

1. All landscaping and irrigation have been completed per contract.
2. Discussed with Martinez Landscaping weeding flower beds and weeds between sidewalks
3. Summer Flower change-out in July 2021 completed.
4. Discussed, and send pictures of AT&T damage to our Irrigation System on the corner of Calvert and Layman with Stacey Graves (Neighborhood Service Director). Stacey will forward it to the streets department for follow-up.

DECORATIONS COMMITTEES REPORT

Leonard Howza, Clodette Turner, and Bertha Walker

1. All flags were installed per contract

CRIMEWATCH COMMITTEES REPORT

Clodette Turner, Bertha Walker, and Pam Williams

1. Sent out Crime Report and Call Report to Board

CAPITAL IMPROVEMENT COMMITTEES REPORT

Jerry Reed, Donna Patterson, James Durham, and Carolyn Moody

1. Lighting all walking Trailway (will discuss with the Board)
2. Security Cameras (will discuss with the Board)

MONITORING / CODE VIOLATIONS COMMITTEES REPORT

Leonard Howza and Jimmie Champion.

1. All Monitoring and Code Violations have been completed per contract.

COMPLIANCE COMMITTEES REPORT

Leonard Howza, Tom Armstrong, and Roland Fuller.

1. Email is being sent out for Bulk pick-up dates, and signs being placed by the committee members

Waterford Oaks Public Improvement District Annual Election - Nominees for Board of Directors

Every year in September the Waterford Oaks Public Improvement District (WOPID) holds an election for expiring terms of Board members. This year there are four (4) seats on the Board for election. This postcard is a request for nominations from property owners. Nominees must own property within the WOPID boundary. Board members agree to follow the Bylaws of WOPID, attend monthly Board meetings and perform additional service expected of Board members. Nominees must attend the upcoming Annual Meeting. September 13th.

It will be helpful to all if nominees would please provide a brief bio of their experience such as occupations or civic work.

In the second week of August, WOPID will mail to all owners a ballot with the names of those who seek to serve on the Board. If you would like to add your name, or the name of another property owner to the ballot, please send name and address to the WOPID Board by way of property manager Tom Armstrong no later than Friday, July 29, 2021.

Email to tarmstrong@principal-mgmt.com, or call his office at 214-368-4030 (leave message if manager is unavailable, with a number to call you back)

For more information about WOPID, visit www.cedarhilltx.com/wopid

The 4 current incumbents whose terms are expiring are:

- Bertha Walker
- Claudette Turner
- Pamela Williams
- Roland Fuller

PRINCIPAL MANAGEMENT GROUP
Action Item Report
Waterford Oaks PID

<u>Action</u>	<u>Progress Comments</u>	<u>Status</u>
Increase irrigation	7/5 Mgr was notified by president to flowers were changed and to increase watering to twice daily for 2 weeks. 7/6 Mgr re-programmed system as requested	complete
Fountain filter	6/1 Mgr to send approval to Heavenly Pools to install new filter in Duncanville fountain closet. 6/28 Sent approval to contractor	In process
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		
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.	complete
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	Complete

Waterford Oaks PID Meeting

Virtual through City zoom 7/12/2021

Board Members Attending	Roll call Present	Absent	Vote Minutes & Treasurer Report				
Roland Fuller							
Carolyn Moody							
Bertha Walker							
Clodette Turner							
Jerry Reed							
Pam Williams							
Leonard Howza							
Non-Board members							