

Waterford Oaks PID #2
Board of Directors Meeting
Grady Lamb Police Building
601 E. Belt Line Rd., Cedar Hill, TX
Minutes
Monday, April 14, 2022

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. Howza and the following directors were also in attendance: Roland Fuller, Carolyn Moody, Clodette Turner, Jerry Reed, Pamela Williams, and Anthony Moore.

Absent board members:

Other citizens/volunteers attended: Vendetta Mitchell, Ray Stubblefield, and Lueretha Slack

Associa PMG-NTX was represented by manager Thomas Armstrong.

The City of Cedar Hill was represented by Stacey Graves.

2. Introductions

No residents were in attendance.

- 3. Minutes** from February 14, 2022, Board meeting were reviewed. There were no questions or corrections raised. Mr. Howza moved to approve the Minutes seconded by Ms. Turner and the motion was approved. **The Treasurer’s** report for January and February was issued in advance to all Board members by Ms. Moody. No questions were raised. Mr. Howza moved to approve Treasurer's report, seconded by Mr. Fuller, and the motion was approved.

4. Citizen Forum.

- Ms. Michell asked about flags that have been placed in yards. Mr. Howza explained they were placed in utility easements to indicate underground lines for various utility services.

5. Committee Reports Written reports had been submitted to Board before the meeting.

a. Landscape and Decorations– Leonard Howza and Roland Fuller

- Mr. Howza reported the Spring flowers were installed and the maintenance contract is being satisfactorily followed.

b. Crime Watch – Clodette Turner, Bertha Walker, and Pam Williams

- Ms. Turner mentioned that a Crime watch and Outreach meeting was recently held, and it was a great success, with many non-board members in attendance. Customized yellow Crimewatch T-shirts were passed out at the meeting.
- She also commented the monthly Crime Watch report was sent and there were again only 5 cases indicted on the police Offense report.

c. Capital Improvement – Jerry Reed, James Durham, and Donna Patterson

- No report
- Projects pending:
 - Hageman Monument area irrigation – remains on hold
 - “Phase 2 Lighting” - No acceptance yet of proposal or date planned for extra lighting along the walking trail from Stoney Hill/Duncanville heading south to Oak Creek trailhead.

d. Monitoring Code enforcement & litter –Roland Fuller & Jimmie Champion

No report. Service functioning well.

f. Compliance Committee – Leonard Howza and Tom Armstrong

No issues. Vendors' performance continues to be acceptable.

g. Bulk pickup signs: Roland Fuller, Annie Jones, Kim Crawford-Anderson, Clodette Turner, and Lueretha Jones-Slack

Appreciation expressed again for volunteers is consistently placing bulk pick-up signs.

e. Outreach Committee - Anthony Moore Sr.

- Mr. Moore and Ms. Williams presented a slide program outlining the mission of the committee and the plan to communicate the features, advantages, and benefits of the PID to the community. A block party is planned for May 14th at 2 pm on the 700 block of Bee Creek. Flyers will be delivered door to door announcing the event. Vendors will provide food and refreshments; the City will provide a service trailer, and tables and chairs provided. Mr. Howza moved that the date and plan be approved, seconded by Ms. Turner and the motion passed.
- In July they are planning a “Safe Walk to School” event.
- Mr. Moore reported that the website is functional, and responses have gathered additional members.

6. Property Manager Report –

- a. The large fountain on Duncanville still has leakage. At the advice of a leak detection professional, Mr. Armstrong will apply some waterproof caulk at the edges of the overflow pan and will reduce the water pressure. It is still likely we will need to hire a leak detection company.
- b. Backflow inspection near meter on No. Waterford Oaks was completed. 3/14/2022.
- c. Trail lighting project “phase 2” is underway. Measurements were taken in March and we are awaiting a quote. Green Frog company said he wasn’t pleased with the recent electric company quote and is looking for an alternative provider.
- d. The manager will prepare a postcard notification in June regarding the election in September. He will send an email to Ms. Graves of the City to send address lists from tax rolls. Current director terms expiring this year are held by Mr.Howza, Ms. Moody, and Mr. Reed.
- e. Mr. Armstrong announced he would not be available to attend the regular Board meeting in June due to a family commitment out of state.

7. Adjournment: Seeing as no further business, the meeting closed at 8:25 pm.

8. Next Meeting: President announced the next formal board meeting will be held Monday, May 9, 2022.

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