

Waterford Oaks PID #2
Board of Directors Meeting
Grady Lamb Police Building
601 E. Belt Line Rd., Cedar Hill, TX
Minutes
Monday, May 9, 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: NONE

Other citizens/volunteers attended: Bertha Walker, Donna Patterson, Jimmie Champion, Yatosha Smith, and Vendetta Mitchell.

Associa PMG-NTX was represented by manager Thomas Armstrong.

City of Cedar Hill - Leah Carter and Kim Brimmer represented Neighborhood Advisory Board.

2. Introductions

No residents were in attendance.

- 3. Minutes** from April 11, 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 March 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. Yatosha Smith introduced herself and expressed interest in supporting the neighborhood.

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

a. Landscape and Decorations– Leonard Howza and Roland Fuller

- Mr. Fuller reported the landscape maintenance is “up to par” - is being satisfactorily followed.

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

- Ms. Turner mentioned the monthly report of crime and patrol for March was issued and sent to Board members. The number of OFFENSE cases continues to be minimal.

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

- No report of new project proposals.
- Projects pending:
 - “Phase 2 Lighting” – extra lighting project for walking trail from Stoney Hill/Duncanville heading south to Oak Creek No final figures in the proposal and no installation date planned. Mr. Howza added that he and Mr. Armstrong met with Mr. Darrow, contractor Green Frog and owner of JK Electric to re-identify locations to install new pole lights.
 - Hageman Monument area irrigation – remains on hold until a City project is complete.

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

Mr. Champion reported fewer problems than in prior years. Fewer instances of trash & recycling containers being set out too early. Steady windy conditions cause considerable litter to blow into entryways that he serves. He reminded everybody about a City app program for code violations sent directly to the City.

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 reported he updated the City website with an invite to block meetings and recruit participants in the Outreach activities.
- Considerable discussion was held describing tasks for the upcoming block meeting/party. It has been approved for Saturday, May 14th in the 700 block of Bee Creek. The time will be 2:00 pm to 4:30 pm. We will cordon the off-street. Flyers were distributed. Signs are ready to be installed. Refreshments will be served. The event is primarily a “meet and greet” of neighbors, but also educational in that member of the Board will speak about their roles to serve the WOPID community.

6. Property Manager Report –

- a. The manager received a residential listing from City to begin the process to solicit candidates for the annual meeting election in September. Three seats on the Board are set to expire currently held by Mr. Reed, Ms. Moody, and Mr. Howza.
- b. The large fountain on Duncanville still leaks. Manager caulked edge of spillover pan and reduced the pressure of water flow – minor success, but still leaking. He called American Leak company but has not received a return call.
- c. “Phase 2 Lighting ” of the walking trail Duncanville to Oak Creek is stalled. Mr. Darrow of Green Frog said he received disappointing input from 2 electrical firms. The manager was notified by Mr. Howza that we intend to bring JK Electric into the process. This is the same electrician who has handled numerous work orders for WOPID, as well as the holiday decorations for several years.
- d. Mr. Armstrong reiterated he would not be available to attend the regular Board meeting in June. Mr. Howza said Associa/PMG does not have to provide a temporary replacement, instead, a Board member will take notes for Minutes.

7. Adjournment: Seeing as no further business, the meeting closed at 7:53 pm.

8. Next Meeting: President announced the next formal board meeting will be held Monday, June 13, 2022.

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