

**Waterford Oaks PID #2**  
Board of Directors Meeting  
Grady Lamb Police Building  
601 E. Belt Line Rd., Cedar Hill, TX  
Minutes  
Monday, September 11, 2023

**1. Call to Order**

The monthly Board of Directors meeting of the Waterford Oaks PID #2 (“WOPID”) was called to Order at 7:00 pm by Leonard Howza, President. The following directors were also in attendance:

Anthony Moore, Carolyn Moody, Clodette Turner, Jerry Reed, Pam Williams, and Roland Fuller.

Directors Absent: None

Other citizens/volunteers attended: Donna Patterson and James Durham

City of Cedar Hill: Jeanette Cosme.

Principal Management Group Thomas Armstrong.

**2. NOTE:** This meeting followed immediately after the Annual Meeting. Mr. Armstrong announced the election was uncontested as there were only 4 nominees for 4 positions to elect. So, the 4 incumbents directors were re-elected to serve 2-year terms. Reelected are Clodette Turner, Roland Fuller, Pamela Williams, and Anthony Moore. Before the meeting was adjourned WOPID board officers were elected, the role of President is Leonard Howza, Vice President Roland Fuller, and Treasurer Carolyn Moody.

**3. Citizen Forum**

- Mr. Durham, referring to the possibility of exercise equipment, suggested there should be some outreach to owners so in case some may not want the equipment installed close to their backyard.

**4. Minutes** The Board reviewed the Minutes from August 14, 2023, meeting. There were no questions or corrections raised. Mr. Howza moved to approve the Minutes, seconded by Ms. Wiliams, and the motion passed.

**5. The Treasurer's Report** Ms. Moody had emailed the report to all directors in advance. As there were no questions, Mr. Howza moved to accept the report, seconded by Ms. Turner, and the motion passed.

**6. Committee Reports**

**a. Landscape and Decorations– Leonard Howza and Roland Fuller**

Mr. Howza reported work going as expected and the irrigation problem on Calvert, and the valve and controller were repaired.

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

Ms. Turner reported that there were very few items on the Offense report for July. Plans in place for a National Night Out event at the elementary school Tuesday, October 3rd. She has a banner from Cedar Hill Police. Mr. Armstrong ordered free materials for kids & parents from his company corporate operations Associate Principal Management North TX

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

Mr. Reed reported the committee received a list of exercise equipment from Josh McLellan City of Cedar Hill Parks Superintendent

They walked on the trail and found a few suitable locations. More development of specification is continuing.

- d. Monitoring Code Enforcement & Litter – Roland Fuller, Jimmie, and Vicki Champion**  
Mr. Fuller reported further encouragement to use the Cedar Hill App for reporting observations of questionable problems. Other than that, he announces contract performance is satisfactory.
- e. Bulk Signs placement: Roland Fuller, Annie Jones, Kim Crawford-Anderson, Lueretha Jones-Slack, Codette Turner, Jimmy Porter, Anthony Moore Sr., and Doris Smith**
- f. Outreach – Anthony Moore Sr., Vendetta Mitchell, Curtis Sanders, and Tiffanie Plummer.**  
Mr. Moore announced the community yard sale is on the October board meeting agenda.
- g. Traffic Safety – Pam Williams, Yvette Sanders, Jimmy Porter, Steve Bryant, and Howard Williams**  
Ms. Williams reported several meetings occurred with WOPID traffic committee to review the types of safety/speeding signs. The Police are already monitoring the area along Calvert on eastside of Waterford Oaks Dr.

## **7. Property Manager Report –**

- Irrigation for Hageman is still pending City authorization. Josh McLerran, Parks Superintendent would be the point of contact. Mr. Howza mentioned he believes the work is to be completed by August 28<sup>th</sup>. Mr. Armstrong located a supplier for the new Weather Matic irrigation controller. He believes we would need enough capacity for 5 zones. The prospective device is the basic model, having room for 16 zones. He has a quote dated 8/2 for \$2,555.99. The supplier was issued vendor packet from City.
- Mr. Armstrong reported he sent post damage photos to the insurance claim adjuster with a bill from the Flock supply company. Tia Brewer, Neighborhood Service Manager sent repair costs from Flock to adjuster.
- Board president and Treasurer expressed dissatisfaction with Principal not sending bills in a timely manner and reminded Mr. Armstrong the renewal contract with his company is expected soon because it expires September 30<sup>th</sup>.

## **8. Other Business:**

- a. Mr. Howza presented a goal for each committee to develop a Mission Statement that describes the purpose and intent of each committee.

**b.**

**9. Adjournment:** no further business. The meeting closed at 8:10 pm.

**10. Next Meeting:** President announced the next meeting would be held on October 9, 2023, at the usual place and time, but immediately following the annual election meeting.

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