

**Waterford Oaks PID #2**  
**Board of Directors Meeting**  
**Grady Lamb Police Building**  
**601 E. Belt Line Rd., Cedar Hill, TX**  
**Minutes**  
**Monday, February 12, 2024**

**1. Call to Order**

The monthly Board of Directors meeting of the Waterford Oaks PID #2 ("WOPID") was called to Order at 7:04 p.m. by Leonard Howza, President. The following directors were also in attendance: Anthony Moore, Carolyn Moody, Clodette Turner, Roland Fuller, and Jerry Reed.

Director Absent: Pam Williams.

Other citizens/volunteers attended: Bertha Walker, Diana Robinson, James Durham, Kim Anderson, Gloria Hinton, Lueretha Stack, Steve Bryant, and Tiffanie Plummer.

City of Cedar Hill: Jeanette Cosme.

Principal Management Group Thomas Armstrong.

**2. Citizen Forum**

- a. No comments presented.

- 3. The Board reviewed the Minutes** from the November 13, 2023, meeting. There were no questions or corrections raised. Mr. Howza moved to approve the Minutes, seconded by Ms. Turner, and the motion passed.

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

**5. Committee Reports**

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

Mr. Howza reported all landscaping tasks were done per contract. In the aftermath of the holiday decorations, Mr. Howza met with the contractor. He recommended additional decorations such as wrapping tree trunks and the shrubs on Calvert and Layman in the gaps between the grey fencing, eight large trees by the gazebo by the pond, and a better circle of lights onto the pond light posts and four tree trunks next to the small fountain on Stonehill and Duncanville Rd.

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

Ms. Turner reported the crime "offense reports" were available for January and that there was one officer assigned to the PID area, Sergeant Lozano.

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

Mr. Reed reported an update on the physical fitness equipment presented last month. He announced that City will make final pricing for phase 1.

**d. Monitoring Code Enforcement & Litter – Roland Fuller, Jimmie, and Vicki Champion**

Mr. Fuller reported that the contract's performance was satisfactory.

**e. Bulk Signs placement: Roland Fuller, Annie Jones, Kim Crawford-Anderson, Lueretha Jones-Slack, Clodette Turner, Jimmy Porter, Anthony Moore Sr., and Doris Smith**

Anyone who needs a bulk sign should give Roland a call or email.

**f. Outreach – Anthony Moore Sr., Vendetta Mitchell, Curtis Sanders, Tiffanie Plummer, and Doris Smith**

Mr. Moore reported the Community Yard Sale is still planned for Saturday, March 9<sup>th</sup>, from 9 AM to 1:00 PM. Jeanette Cosme will design a flyer/card to send to owners regarding the event to be held at Waterford Oaks Elementary. A reservation fee of \$25 for 1 table with two chairs will be provided, up to a maximum of 25 tables.

**g. Traffic Safety – Pam Williams, Yvette Sanders, Jimmy Porter, Steve Bryant, and Howard Williams**

In the absence of Ms. Williams, Mr. Howza outlined the committee recommendation for two speeding/slow down signs as proposed by Treetop Products, LLC. for a cost of \$9,314.16 quotes 9/29/2023.

He announced the city approved the proposal, and the committee will work with contractor JK Electric to place equipment at various locations along Calvert and Waterford Oaks Drives.

The signs are portable so they can be moved to different spots as appropriate.

**6. Property Manager Report –**

- a. The bill for the new irrigation controller for the Hageman location has been mailed to the treasurer. It was installed on 11/10/2023.
- b. Turf irrigation zones along Hageman trail are not operating as tested by Mr. Armstrong on Monday, 2/5/24.
- c. Mgr. reported difficulty getting water to flow during late January and early February for irrigation controller “A” at the Duncanville fountain and landscape areas. He called the city water department to assist in determining which meter serves the common area. Problem solved.

**7. Other Business:**

- a. None.

**8. Adjournment:** no further business. The meeting closed at 8:15 p.m.

**9. Next Meeting:** The President announced the next meeting would be held on Monday, March 11, 2024

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

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