

Waterford Oaks Public Improvement District #2  
BOARD OF DIRECTORS REGULAR MEETING  
Monday, April 14, 2025, 7:00 p.m.  
Grady Lamb Police Building, 601 E Belt Line Rd, Cedar Hill, TX 75104  
**MINUTES**

**Board Members Present:** Leonard Howza, Clodette Turner, Palmera Williams, Anthony Moore, Jerry Reed, Tia Pettis

**Absent Board Members:** Roland Fuller

**City Representatives:** Maranda Auzenne, Tia Brewer

**Others Present:** Gorla Hinton, Steve Bryant, Damone Pettis, Jimmy Porter, James Durham, Luretha Slack, Doris Smith, Myra Rankin, Vendetta Mitchell, Diana Robinson

**1. Call the Board of Directors Meeting to Order**

Leonard Howza called the meeting to order at 7:00 pm.

**2. Citizens Forum**

- Gloria Hinton (Calvert Dr.) wanted to know how retail would impact property values.
- Myra Rankin (Germany Dr.) wanted to know if a summary would be provided from the meeting with the Yard Homes developer.
- Clodette Turner (White Dr.) asked if the developer would be following up with residents.
- Steve Bryant (Oak Creek Dr.) asked why the neighborhood was informed if the potential development was commercial.
- Vendetta Mitchell (Bee Creek Dr.) asked when public comments could be submitted to City Council.

**3. Approval of minutes for the January 13, 2025, regular meeting**

Leonard moved to approve the minutes. Seconded by Tia. Motion passed unanimously.

**4. Treasurer's Report**

Leonard moved to approve the report. Seconded by Clodette. Motion passed unanimously.

**5. Provide updates on the following:**

A. Landscape and Decoration:

- Discuss and vote on Christmas Lighting Quote for 2025

The board reviewed a quote from The Christmas Light Company for holiday lighting services for the 2025 holiday season. Leonard moved to approve the quote for \$49,750.00, seconded by Pam. The motion carried 5 - 1.

B. Crime Watch:

- Disbursement of Crime Watch Tshirts

Shirts were not provided.

C. Capital Improvement:

- Discuss future projects
- Discuss cleaning gray community fence on Calvert
- Discuss cleaning white community fence on Duncanville Rd

Jerry reported that the only current project is the power washing of the two fences. Anthony mentioned some repairs may need to be made.

D. Trash Monitoring:

No updates provided.

E. Bulk Signs:

Leonard provided an update that bulk signs are available for anyone who wants to assist with placing them throughout the community as a reminder of the scheduled week of pick up.



**F. Outreach:**

- Discuss date of meeting at the pond
- Discuss community social media

Anthony provided an update that invitations would be in the mail soon for the annual Meeting at the Pond on Saturday, May 3<sup>rd</sup> from 3pm to 5pm at 320 N Waterford Oaks Dr. The board also discussed potentially having a separate website aside from the city-provided page (cedarhilltx.com/wopid).

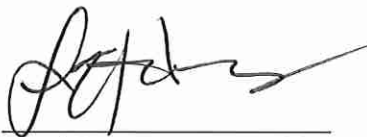
**G. Traffic Safety:**

- Discuss placement of additional radar signs
- Discuss extra traffic police patrol

Pam provided an update that she would get the committee together to propose new locations for more speed radar signs that would be submitted to the City for approval. Leonard mentioned that per City guidelines, speed radar signs are only allowed on feeder roads which are Calvert Dr. and N. Waterford Oaks Dr. within the PID boundary. If speeding is an issue on non-feeder roads, the board may consider additional police patrol for an additional cost.

**6. Adjourn**

Leonard adjourned the meeting at 7:48 pm.

Approved:   
Leonard Howza, WOPID President

Attest:   
Jeanette Cosme, Neighborhood Services Coordinator