

Waterford Oaks Public Improvement District #2

BOARD OF DIRECTORS REGULAR MEETING

Monday, June 9, 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, Roland Fuller

**Absent Board Members:** none

**City Representatives:** Jeanette Cosme

**Others Present:** Gloria Hinton, Damone Pettis, Luretha Slack, Carolyn Moody, Jimmie Champion

**1. Call the Board of WOPID meeting to Order**

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

**2. Citizens Forum**

- Luretha Slack (1403 Ten Mile) informed the board that CHISD has hired a new Superintendent. She also let the board know that the sidewalk by the elementary school is scheduled to be constructed this summer and should be ready for the start of the 2025/2026 school year.

**3. Approval of minutes for the April 14, 2025, regular meeting**

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

**4. Treasurer's Report for March 2025**

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

**5. Discuss + Approve Proposed FY26 Budget**

Leonard moved to approve the proposed budget. Seconded by Palmera. Motion passed unanimously.

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

**Landscape and Decoration:**

- a. Discuss and vote on 2026 landscape contract with Martinez Landscaping

The board discussed the services provided and Roland expressed his concern on an area along Calvert that has large weeds likely due to all the rain. Roland will talk with the contractor to address his concern. Leonard moved to approve the 3-year contract. Seconded by Jerry. Motion passed unanimously.

- b. Discuss + vote on 2026 contract with Thomas Armstrong

Leonard explained the inspection services provided by Thomas. Leonard moved to approve the 3-year contract. Seconded by Tia. Motion passed unanimously.

**Crime Watch:**

- a. Disbursement of crime watch T-shirts.

Clodette sent out the most recent crime watch report and will pass out additional shirts at the end of the meeting.

**Capital Improvement:**

- a. Discuss future projects.

Jerry mentioned possibly getting a cover over the existing work out equipment. Neighborhood Services will reach out to the Parks Department once the board is ready to move on that.

**Trash Monitoring:**

The board may want to do a mailing with trash/bulk information for residents.

**Bulk Signs:**

- a. Discuss + vote on 2026 litter control contract with V&J Janitorial.

Leonard moved to approve the 3-year contract. Seconded by Roland. Motion passed unanimously.





## Neighborhood Services

285 Uptown Blvd.

Cedar Hill, TX 75104

O. 469-272-2801

F. 972-291-5199

### Outreach:

- A. Debrief meeting at the pond.

The board was happy to see over 100 residents come out for the event. Everyone enjoyed themselves including vendors. The board will explore new ways to get even more people involved next year.

### Traffic Safety:

- a. Discuss placement of additional speed signs to submit to the Traffic Safety Committee

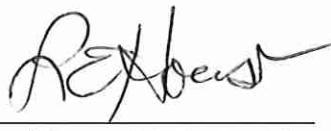
Palmera has gone around the neighborhood seeking new locations which could benefit from the radar signs. They will submit new locations for approval once they have decided. Palmera also informed residents of a new traffic signal light at Calvert and Joe Wilson that will be installed this summer.

- b. Discuss extra traffic police patrol in the community.

The board is interested in having additional police patrols in the high-speed areas of the community.

### 7. Adjourn.

Leonard adjourned the meeting at 8:03 pm.

Approved:   
Leonard Howza, WOPID President

Attest: 

Jeanette Cosme, Neighborhood Services Coordinator

