

Waterford Oaks PID #2
Board of Directors Meeting
Grady Lamb Police Building
601 E. Belt Line Rd., Cedar Hill, TX
Minutes
Monday, January 10, 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, Pamela Williams, and Anthony Moore.

Absent board member: Jerry Reed

Principal Management Group was represented by Thomas Armstrong.

The city of Cedar Hill was represented by Leah Carter.

2. **Introductions**

No residents were in attendance.

3. **Minutes** from the November 8, 2021, 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 accepted unanimously. **The Treasurer’s** report was issued in advance to all Board members by Ms. Moody. Mr. Howza moved to approve Treasurer's report, seconded by Mr. Fullert, and the motion was accepted unanimously.

4. **Citizen Forum.**

- None. No other residents other than the Board were present.

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

a. Landscape and Decorations– Leonard Howza and Roland Fuller

- Mr. Howza reported the winter flowers are not thriving, probably dead.
- Takedown of holiday decorations is continuing.

b. Outreach Committee - Anthony Moore Sr.

- Mr. Moore reported that Ms. Mitchell will be assisting on the committee efforts to arrange visits with owners in the neighborhood to generate community awareness.

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

- Ms. Turner mentioned the Crime Watch report was sent to the Board 2 weeks ago. There were only 5 cases on the Offense report for December, and none in November.
- There is a consensus that there be 3 events for Crime Watch during the year, with City council members to attend.

d. Capital Improvement – Jerry Reed, Carolyn Moody, James Durham, and Donna Patterson

- Projects pending:
 - Hageman Monument area irrigation – remains on hold
 - Sidewalk lighting project “Safe Walk to School” at Waterford Oaks and Hageman starting soon. Installation of 7 light poles was completed. Attachments of light/solar panel devices will start on Jan 12st by Green Frog Systems.
 - “Phase 2 Lighting” - No acceptance yet of proposal or date planned for extra lighting along the walking trail from Stoney Hill/Duncanville heading south to Oak Creek trailhead.

e. Monitoring Code enforcement & litter – Leonard Howza, Roland Fuller & Jimmie Champion

Mr. Fuller reported Mr. Champion recommends a Yard of the Month program starting in April.

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

Appreciation expressed again for volunteers is consistently placing bulk pick-up signs.

6. Property Manager Report –

- a. Mr. Armstrong presented invoices for the Flag program that was unpaid in 2021 and the new one for 2022. The annual cost is \$400. Ms. Moody wants invoices to be sent to her, and she will contact the contractor Respass to help him get enrolled in the City accounting/purchasing program.
- b. The fountain contractor is still unable to locate a leak. The manager continues having difficulties with having to refill Duncanville's large fountain daily, probably due to the still-unsolved leak.
- c. The water leak of the Hageman monument seems resolved. The manager will continue to monitor each visit.
- d. The lighting of the Hageman monument is still faulty. Mr. Howza said he will contact JK Electric to evaluate.

7. Crime Watch Meeting -

- Planned for March 7, 2022, at 7:00 PM in the Grady Lamb building. New signs and T-shirts are to be ordered.

8. Board Update / Approvals

- Mr. Howza moved to budget \$10, 000 start-up for Outreach program events. Motion seconded by Ms. Moody, and the motion carried.
- Mr. Howza moved to budget \$3,000 for the Crime Watch program. Motion seconded by Mr. Fuller and motion carried.
- The manager was asked to get a quote for new steelyard signs, customized with interchangeable slots for event title and date/time info. He should also get a quote for new one-time use for the Crime Watch meeting in March.
- Mr. Armstrong is to prepare a full copy of the Management Contract with 3 holes to be delivered to each board member.

9. **Adjournment:** Seeing as no further business, the meeting closed at 8:10 pm.

10. **Next Meeting:** President announced Monday, February 14, 2022, for the next formal board meeting.

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