

**MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS**

February 9, 2017

THE STATE OF TEXAS
COUNTY OF HARRIS
OAKMONT PUBLIC UTILITY DISTRICT

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The Board of Directors (the "Board") of Oakmont Public Utility District (the "District") met in regular session, open to the public, at Auburn Lakes Recreation Center, the District's designated meeting place inside the boundaries of the District, on Thursday, February 9, 2017 at 7:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

Ty Warren	-	President
Joshua Bruegger	-	Vice President
Sylvia Sullivan	-	Secretary
Kerry Simmons	-	Assistant Secretary
Shaun Hebert	-	Assistant Secretary

All members of the Board were present, thus constituting a quorum.

Members of the public who were in attendance were those who provided their name on the attached Exhibit "A".

Also in attendance were: Adam Cohen of Robert W. Baird & Co, Financial Advisor for the District; Ian McNally, Steven Wright, Jerrod Lee, and Randy Risher the Risher Companies, the District's recreation management company ("Risher"); Richard Haddock and Bill Sweitzer, of Sweitzer and Associates, the District's Landscape Architect ("Sweitzer"); Cindi Oliver, with Equi-Tax, Inc., the District's Tax Assessor/Collector ("TAC"); Debra Loggins of L&S District Services, LLC, the District's Bookkeeper; Robb Clark with Hays Utility South Corporation ("Hays"), Operator for the District; Tom Dillard of Champions Hydro-lawn ("Champions"); Chris Roznovsky and Diego Burgos with Jones & Carter, Inc. ("J&C"), the District's Engineer; and Mallory Craig and Tiffany Marquez of Coats|Rose, P.C., the District's legal counsel ("Coats|Rose").

WHEREUPON, the meeting was called to order at 7:02 p.m. in accordance with the posted meeting notice, which is attached hereto as Exhibit "B".

HEAR FROM THE PUBLIC

Director Warren reviewed the District's public comment policy and opened the floor to receive comments from those who provided their name on the sheet attached hereto as Exhibit "C".

The Board noted that no one indicated their interest to speak, and the public comments period was then closed. No action was taken.

CONSIDER APPROVAL OF MINUTES FROM MEETINGS HELD JANUARY 12, 2017 AND JANUARY 25, 2017

The Board then considered the proposed minutes from the meetings held on January 12, 2017 and January 25, 2017. Upon motion made by Director Hebert and seconded by Director Simmons, the Board, by unanimous vote, approved the minutes held on January 12, 2017 and January 25, 2017.

HEAR FINANCIAL ADVISOR'S REPORT

Review Summary of effects of granting tax exemptions for 2017

The Board recognized Mr. Cohen who presented and reviewed a summary of the effects of granting homestead exemptions would have on the District's tax rate and assessed valuation, a copy of which is attached hereto as Exhibit "D". The Board discussed the exemptions available. Mr. Cohen recommended granting a \$10,000 exemption for those 65 years and older or disabled at this time.

Consider adopting Resolution Regarding Tax Exemptions for 2017

Ms. Craig then presented a Resolution Regarding Tax Exemptions for 2017 for approval. After further discussion, upon a motion made by Director Bruegger, seconded by Director Hebert, the Board unanimously approved the Resolution granting a \$10,000 tax exemption to residents over the age of 65 or disabled.

BOOKKEEPER'S REPORT

The Board recognized Ms. Loggins, who reviewed the Bookkeeper's Report and checks listed for payment, attached as Exhibit "E" to these minutes. After review and consideration, upon a motion made by Director Hebert, seconded by Director Simmons, the Board voted unanimously to approve the Bookkeeper's Report, including payment of bills included therein.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board next recognized Ms. Oliver who presented the TAC's Report, a copy of which is attached hereto as Exhibit "F". Ms. Oliver noted 88.2% of the District's 2016 tax levy has been collected. After discussion, upon a motion duly made by Director Sullivan, seconded by Director Simmons, the Board voted unanimously to approve the TAC's Report and to authorize payment of the checks listed therein.

OPERATOR'S REPORT

Next, the Board recognized Mr. Clark, who presented and reviewed the Operator's Report, the details of which are contained in the report attached hereto as Exhibit "G". Mr. Clark reported on the following:

- the total connection count is 1,162;
- the water accountability ratio was 96.51%; and
- there were no excursions for the month.

Mr. Clark also reported that Hays received a customer request for reimbursement of plumbing expenses related to a sewer backup at the customer's house. Mr. Clark informed the Board that the plumber the customer hired discovered a sewer line blockage on the District's side of the sewer line. He noted the issue was promptly resolved, but that the customer is requesting reimbursement of the expenses related to the plumber's services. Mr. Clark recommended reimbursement since the issue occurred on the District's side of the line.

Upon a motion brought by Director Simmons, seconded by Director Sullivan the Board approved the operator's report, including authorizing reimbursement of customer expenses related to the sewer line repair.

ATTORNEY'S REPORT

The Board recognized Ms. Craig, who presented the Attorney's Report.

Adopt Order Calling Directors Election

Ms. Craig reported that two directors' terms are expiring this year: Director Bruegger and Director Sullivan. She stated that the next uniform election date is Saturday, May 6, 2017, and then presented an Order Calling Directors Election. Upon a motion by Director Bruegger and seconded by Director Hebert the Board voted unanimously to call the election and approve the Order Calling Directors Election.

Resolution Implementing 20% Penalty On 2016 Delinquent Taxes

Ms. Craig then presented, reviewed, and explained a proposed Resolution Implementing 20% Penalty on 2016 Delinquent Taxes. After consideration, upon a motion by Director Simmons, seconded by Director Hebert, after full discussion, and the question being put to the Board, the Board voted unanimously to authorize a 20% penalty on 2016 taxes that are delinquent on July 1, 2017, and thereafter for real property and as provided by Texas Property Tax Code Section 33.11 for personal property, and to approve the Resolution evidencing the same.

Consider engaging Coats|Rose collect delinquent 2016 taxes

Consideration was then given to hiring Coats|Rose to collect delinquent taxes for the District. Ms. Craig reviewed the procedures for collection of delinquent taxes. Following

consideration of the matter, and based on a motion by Director Bruegger, which was seconded by Director Simmons, the Board voted unanimously to engage Coats|Rose as the District's delinquent tax attorney, and authorize Coats|Rose to proceed with collection of delinquent taxes at the time they become delinquent.

HEAR LANDSCAPE ARCHITECT'S REPORT

The Board recognized Mr. Haddock, who presented the Landscape Architect's report, a copy of which is attached hereto as Exhibit "H". Mr. Haddock presented the bid tabulation for the District's "inside the fence facilities," a copy of which is included in the Landscape Architect's Report. The Board reviewed the bid and discussed the price, features, and options for moving forward.

After discussion, upon a motion by Director Hebert, seconded by Director Simmons, the Board voted unanimously to (i) authorize Sweitzer to revise the plans and specifications per the Board's comments, including removing the pool shade structure from the bid documents, (ii) authorize re-advertisement for bids, and (iii) authorize Sweitzer to seek proposals for pool shade structures.

Mr. Haddock then reported that Site Landscaping Service ("Site Landscaping") submitted Payment Application No. 1 for the stone veneer retaining walls along W. Rayford Road. He recommended payment. Upon a motion brought by Director Bruegger, seconded by Director Simmons, the Board unanimously authorized payment as recommended.

After review, upon a motion brought by Director Bruegger, seconded by Director Hebert, the Board unanimously voted to approve Landscape Architect's report.

REVIEW ENGINEER'S REPORT

The Board next received the Engineer's report. Mr. Roznovsky reviewed J&C's written report, the full details of which are attached hereto as Exhibit "I". He provided updates on the following matters:

1. Water Plant Inspection – Mr. Roznovsky presented and summarized the water plant inspection report. He noted the estimated total cost of repairs identified would be approximately \$110,000. He noted that the repairs are not imminent and recommended the Board authorize the Operator to complete the repairs overtime as part of ongoing maintenance.

After review, upon a motion brought by Director Sullivan, seconded by Director Hebert, the Board unanimously authorized repairs to be completed by the Operator on an ongoing basis as part of regular maintenance.

2. West Detention Pond Outfall Repairs and Improvements – Mr. Roznovsky reported he recently received the executed contracts from the Camino Services, LLC and provided the contracts to the District's attorney for review. He requested authorization for execution of the contract, subject to final review and approval by the District's attorney.

Upon a motion brought by Director Bruegger, seconded by Director Hebert, the Board unanimously authorized the execution and finalization of said contract, subject to attorney review.

3. South Detention Basin TrashTrooper – Mr. Roznovsky reported J&C received bids on the TrashTrooper project and reviewed the bids with the Board. He noted the low bidder is Rally Construction, Inc. (“Rally”) and recommended awarding the contract to Rally.

After consideration, upon a motion brought by Director Bruegger, seconded by Director Hebert, the Board unanimously awarded the South Detention Basin TrashTrooper contract to Rally.

4. Parks, Recreation, and Landscape Items

- Sidewalk Clean-Up Project - Mr. Roznovsky reported Vista Landscape Services, LLC (“Vista”) submitted a proposal in the amount of \$2,958 for the removal of dead trees and debris along the sidewalks on the north side of W. Rayford Road. The Board discussed the necessity of the project.

Upon a motion brought by Director Bruegger, seconded by Director Simmons, the Board unanimously authorized Vista to clear the sidewalks on the north side of W. Rayford Road, between New Auburn Dr. and Haverford Rd.

- West Detention Pond Landscape Revitalization – Mr. Roznovsky then presented a proposal from Vista in the amount of \$11,445 for the removal and replacement of trees in and around the west detention pond.

After discussion, upon a motion brought by Director Bruegger, seconded by Director Simmons, the Board (i) authorized Sweitzer and Champions to review Vista’s proposal and discuss a feasibility study before moving forward, and (ii) tabled action on the proposal until Sweitzer and Champions provide feedback.

Upon a motion by Director Bruegger, seconded by Director Simmons, the Board voted unanimously to approve the Engineer’s Report.

HEAR REPORT FROM CHAMPIONS HYDROLAWN

The Board recognized Mr. Dillard who updated the Board on detention and drainage facilities inside the District. No formal report was presented. No action was taken.

HEAR REPORT FROM RECREATION MANAGER

The Board recognized Mr. McNally presented and reviewed a monthly report, a copy of which is attached hereto as Exhibit “J”.

Director Sullivan requested Risher seek proposals for power washing benches at the detention pond.

After discussion, upon a motion brought by Director Bruegger, seconded by Director Simmons, the Board unanimously voted to approve Risher's report, including authorizing Risher to get proposals to power wash the benches.

Director Hebert then recommended the Board consider purchasing an AED defibrillator for the Fitness Center. After discussion, upon a motion brought by Director Hebert, seconded by Director Simmons, the Board unanimously authorized Risher to purchase and AED defibrillator at a cost not to exceed \$1,800.

HEAR FROM OFF CINCO REGARDING WEBSITE DESIGN PROGRESS

This matter was deferred.

HEAR DIRECTOR REPORTS

The Director's discussed their activities throughout the month. No action was taken.

REVIEW DISTRICT EMAILS

Ms. Craig then presented the Board with emails received by the Board's email address since the date of the last Board meeting. Ms. Craig stated that she and Director Warren have addressed all e-mails as necessary. Copies of the emails are attached hereto as Exhibit "K". No action was taken.

FROM THE PUBLIC

Director Warren opened the floor to receive comments from those who provided their name on the sheet attached hereto as Exhibit "L".

- Ms. Marilyn Smith asked if the access cards previously used at the Northampton recreation facility would access the District's recreation facilities. Director Warren stated that said cards would allow access to the District's recreation facilities.
- Ms. Kristyn Carrillo inquired about the District's potential director's election. Ms. Craig described the election process and upcoming deadlines.

After all comments were addressed and no further comments were received, the public comment period was then closed.

There being no other business to come before the Board, the meeting was adjourned.

PASSED, APPROVED and ADOPTED this March 9, 2017.

(DISTRICT SEAL)



Suzanne Sullivan
Secretary, Board of Directors

**OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING**

Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of Oakmont Public Utility District will meet in **regular** session, open to the public, at **7:00 p.m., on Thursday, February 9, 2017**, at the **Auburn Lakes Recreation Center**, a meeting location inside the District, at which meeting the following items will be considered:

1. Hear from the public.
2. Review and consider approval of minutes from meetings held January 12, 2017 and January 25, 2017.
3. Hear Financial Advisor's Report and consider taking action there on, including:
 - a. Receive and review summary of effects of granting tax exemptions for 2017; and
 - b. Consider adopting Resolution Regarding Tax Exemptions for 2017.
4. Review Bookkeeper's Report and consider taking action thereon, including:
 - a. Approve payment of bills submitted to the District;
 - b. Review Investment Report and authorize necessary action in connection therewith; and
 - c. Consider amending Budget.
5. Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
 - a. Approve tax report and authorize payment of invoices from tax account.
6. Review Operator's Report and consider taking action thereon, including:
 - a. Authorization of termination of water and sewer service to delinquent accounts; and
 - b. Authorize Operator to make necessary repairs to water and sanitary sewer system.
7. Hear Attorney's Report and consider taking action thereon, including:
 - a. Adopt Order Calling Directors Election for May 6, 2017;
 - b. Consider adopting Resolution Implementing 20% Penalty on 2016 Delinquent Taxes; and
 - c. Consider engaging Coats Rose to collect delinquent 2016 taxes.
8. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Hear update on preliminary Master Park Plan; and
 - b. Receive and review recommendation of award of contract for construction of "inside the fence facilities".
9. Review Engineer's Report and consider taking action thereon, including:
 - a. Authorize preparation of plans, advertisement of bids and/or award of contracts for District facilities;
 - b. Approve pay estimates and change orders on contracts for District facilities;
 - c. Receive water plant inspection report and consider authorizing any repairs, replacements, or work recommended;
 - d. Hear update on detention pond storm water quality permitting and consider taking action thereon;
 - e. Receive recommendation of award of south detention basin Trash Trooper and consider awarding same;
 - f. Hear report on status of all District facilities and consider taking action thereon; and
 - g. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
10. Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including approving proposals for repairs.
11. Hear report from Recreation Manager, and consider taking action thereon.
12. Hear from Off Cinco regarding website design progress and consider taking action, including:
 - a. Finalizing Website and authorizing to make live; and
 - b. Approving clubhouse reservation features.
13. Hear Director reports and consider taking action thereon.
14. Review District Emails.
15. Hear from the public.

Pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice. such closed session will be held at the date, hour and place given in this Notice concerning any all subjects for any and all purposes permitted by V.T.C.A. Government Code, Chapter 551, including but not limited to pending or contemplated litigation, security matters and devices, personnel matters, real estate transactions or a private consultation with the attorney for the District on any or all subjects or matters authorized by law.

EXECUTED this 2nd day of February, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By:

Mindy Koehne
Mindy Koehne
Coats Rose, P.C.
Attorneys for the District

EXHIBIT

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OAKMONT PUBLIC UTILITY DISTRICT
SUPPLEMENTAL MEETING NOTICE

TO: THE BOARD OF DIRECTORS OF OAKMONT PUBLIC UTILITY DISTRICT, AND TO ALL OTHER INTERESTED PERSONS:

A notice is hereby given that the Board of Directors of Oakmont Public Utility District (the "District") will hold a regular meeting on Thursday, February 9, 2017, at 7:00 pm at Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas), open to the public, within the boundaries of the District, to consider and act upon the following matters:

Adopting an Order Calling Directors Election for 6 May 2017

DISTRITO DE SERVICIOS PÚBLICOS DE OAKMONT
AVISO SUPLEMENTARIO DE ASAMBLEA

PARA: LA JUNTA DIRECTIVA DEL DISTRITO DE DISTRITO DE SERVICIOS PÚBLICOS DE OAKMONT Y DEMÁS PERSONAS INTERESADAS:

Por el presente se notifica que la Junta Directiva del Distrito de Servicios Públicos de Oakmont (el "Distrito") llevará a cabo una asamblea ordinaria el Jueves 9 de Febrero de 2017 a las 7:00 pm en Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas), abierta al público, dentro de los límites del Distrito, para considerar y tomar medidas sobre los siguientes asuntos:

Adoptar una orden para convocar una elección de directores para el 6 de mayo de 2017

CƠ QUAN DỊCH VỤ TIỆN ÍCH OAKMONT
THÔNG BÁO HỌP BỔ SUNG

GỬI: BAN GIÁM ĐỐC CƠ QUAN DỊCH VỤ TIỆN ÍCH OAKMONT, VÀ TẤT CẢ NHỮNG NGƯỜI KHÁC CÓ QUAN TÂM:

Theo đây xin thông báo Ban Giám Đốc Cơ Quan Dịch Vụ Tiện Ích Oakmont ("Cơ Quan") sẽ tổ chức một cuộc họp thường lệ công khai vào ngày Thứ năm 9 Tháng Hai, 2017, lúc 7:00 giờ chiều tại Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas), trong phạm vi ranh giới của Cơ Quan, để xem xét và thực hiện các vấn đề sau đây:

Thông qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Giám Đốc vào ngày 6 tháng Năm, 2017

Oakmont 公共事業區
補充會議通知

致: Oakmont 公共事業區理事會以及所有其他相關人士:

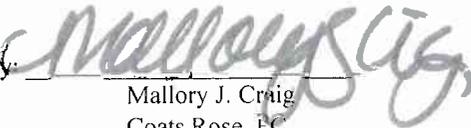
僅此通知, Oakmont 公共事業區 (下稱「本區」) 董事會將 週四 於2017年2月9 7:00 pm, 在本區範圍內的Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas) 舉行面向公眾開放的 例會, 考慮並執行以下事項:

採納於2017年5月6日舉行董事選舉的命令

(SEAL)
(SELLO)
(CON DẤU)
(印鑑)



By:


Mallory J. Craig
Coats Rose, PC
Attorneys for the District

DO NOT DETACH

CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §
COUNTY OF HARRIS §
OAKMONT PUBLIC UTILITY DISTRICT §

I, Ian McNelly, the undersigned, hereby state that I posted a copy of the attached Notice of Meeting of the Board of Directors of Oakmont Public Utility District at 25005 Northcrest Drive, Spring, Texas, the location inside the boundaries of the District designated for the posting of agendas, on the 3 day of February, 2017 at 9 a.m., which time was not less than 72 hours prior to the scheduled time of the special meeting.

Ian McNelly
(Name)

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02/03/2017 PERSONAL
\$9.00 HPR - NOTICE MTG

OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING

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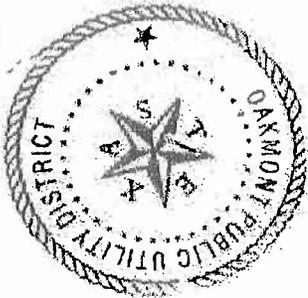
Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of Oakmont Public Utility District will meet in regular session, open to the public, at 7:00 p.m., on Thursday, February 9, 2017, at the Auburn Lakes Recreation Center, a meeting location inside the District, at which meeting the following items will be considered:

1. Hear from the public.
2. Review and consider approval of minutes from meetings held January 12, 2017 and January 25, 2017.
3. Hear Financial Advisor's Report and consider taking action there on, including:
 - a. Receive and review summary of effects of granting tax exemptions for 2017; and
 - b. Consider adopting Resolution Regarding Tax Exemptions for 2017.
4. Review Bookkeeper's Report and consider taking action thereon, including:
 - a. Approve payment of bills submitted to the District;
 - b. Review Investment Report and authorize necessary action in connection therewith; and
 - c. Consider amending Budget.
5. Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
 - a. Approve tax report and authorize payment of invoices from tax account.
6. Review Operator's Report and consider taking action thereon, including:
 - a. Authorization of termination of water and sewer service to delinquent accounts; and
 - b. Authorize Operator to make necessary repairs to water and sanitary sewer system.
7. Hear Attorney's Report and consider taking action thereon, including:
 - a. Adopt Order Calling Directors Election for May 6, 2017;
 - b. Consider adopting Resolution Implementing 20% Penalty on 2016 Delinquent Taxes; and
 - c. Consider engaging Coats Rose to collect delinquent 2016 taxes.
8. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Hear update on preliminary Master Park Plan; and
 - b. Receive and review recommendation of award of contract for construction of "inside the fence facilities".
9. Review Engineer's Report and consider taking action thereon, including:
 - a. Authorize preparation of plans, advertisement of bids and/or award of contracts for District facilities;
 - b. Approve pay estimates and change orders on contracts for District facilities;
 - c. Receive water plant inspection report and consider authorizing any repairs, replacements, or work recommended;
 - d. Hear update on detention pond storm water quality permitting and consider taking action thereon;
 - e. Receive recommendation of award of south detention basin Trash Trooper and consider awarding same;
 - f. Hear report on status of all District facilities and consider taking action thereon; and
 - g. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
10. Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including approving proposals for repairs.
11. Hear report from Recreation Manager, and consider taking action thereon.
12. Hear from Off Cinco regarding website design progress and consider taking action, including:
 - a. Finalizing Website and authorizing to make live; and
 - b. Approving clubhouse reservation features.
13. Hear Director reports and consider taking action thereon.
14. Review District Emails.
15. Hear from the public.

Pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice, such closed session will be held at the date, hour and place given in this Notice concerning any all subjects for any and all purposes permitted by V.T.C.A. Government Code, Chapter 551, including but not limited to pending or contemplated litigation, security matters and devices, personnel matters, real estate transactions or a private consultation with the attorney for the District on any or all subjects or matters authorized by law.

EXECUTED this 2nd day of February, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

BY Mindy Kochne
Mindy Kochne
Coats Rose, P.C.
Attorneys for the District

Handwritten signature of Mindy Kochne.

OAKMONT PUBLIC UTILITY DISTRICT
SUPPLEMENTAL MEETING NOTICE

TO: THE BOARD OF DIRECTORS OF OAKMONT PUBLIC UTILITY DISTRICT, AND TO ALL OTHER INTERESTED PERSONS:

A notice is hereby given that the Board of Directors of Oakmont Public Utility District (the "District") will hold a regular meeting on Thursday, February 9, 2017, at 7:00 pm at Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas), open to the public, within the boundaries of the District, to consider and act upon the following matters:

Adopting an Order Calling Directors Election for 6 May 2017

DISTRITO DE SERVICIOS PÚBLICOS DE OAKMONT
AVISO SUPLEMENTARIO DE ASAMBLEA

PARA: LA JUNTA DIRECTIVA DEL DISTRITO DE DISTRITO DE SERVICIOS PÚBLICOS DE OAKMONT Y DEMÁS PERSONAS INTERESADAS:

Por el presente se notifica que la Junta Directiva del Distrito de Servicios Públicos de Oakmont (el "Distrito") llevará a cabo una asamblea ordinaria el Jueves 9 de febrero de 2017 a las 7:00 pm en Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas), abierta al público, dentro de los límites del Distrito, para considerar y tomar medidas sobre los siguientes asuntos:

Adoptar una orden para convocar una elección de directores para el 6 de mayo de 2017

CƠ QUAN DỊCH VỤ TIỆN ÍCH OAKMONT
THÔNG BÁO HỢP BỔ SUNG

GỬI: BAN GIÁM ĐỐC CƠ QUAN DỊCH VỤ TIỆN ÍCH OAKMONT, VÀ TẤT CẢ NHỮNG NGƯỜI KHÁC CÓ QUAN TÂM:

Theo đây xin thông báo Ban Giám Đốc Cơ Quan Dịch Vụ Tiện Ích Oakmont ("Cơ Quan") sẽ tổ chức một cuộc họp thường lệ công khai vào ngày Thứ năm 9 Tháng Hai, 2017, lúc 7:00 giờ chiều tại Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas), trong phạm vi ranh giới của Cơ Quan, để xem xét và thực hiện các vấn đề sau đây:

Thông qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Giám Đốc vào ngày 6 tháng Năm, 2017

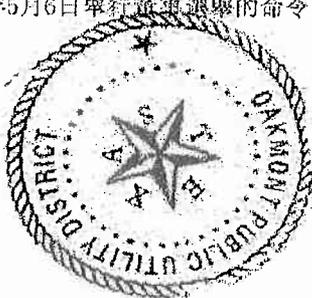
Oakmont 公共事業區
補充會議通知

致: Oakmont 公共事業區理事會以及所有其他相關人士;

僅此通知, Oakmont 公共事業區 (下稱「本區」) 董事會將 週四 於2017年2月9 7:00 pm, 在本區範圍內的Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas) 舉行面向公眾開放的 例會, 考慮並執行以下事項:

採納於2017年5月6日舉行董事選舉的命令

(SEAL)
(SELO)
(CON DẤU)
(印鑑)



Mallory J. Coats
Mallory J. Coats
Coats Rose, PC
Attorneys for the District

Stan Stewart
COUNTY CLERK
HARRIS COUNTY TEXAS

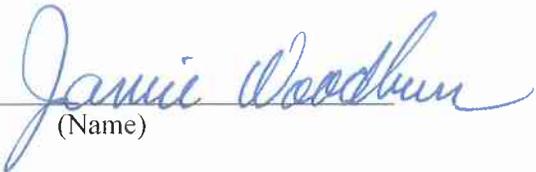
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FILED

CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §
COUNTY OF HARRIS §
OAKMONT PUBLIC UTILITY DISTRICT §

I, Janice Woodburn, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Oakmont Public Utility District at the administrative office of the District, 9 Greenway Plaza, Suite 1100, Houston, Texas, on February 2, 2017, at 4:00 p.m., which time was not less than 72 hours prior to the scheduled time of the meeting.



(Name)

**OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING**

Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of Oakmont Public Utility District will meet in **regular** session, open to the public, at **7:00 p.m.**, on **Thursday, February 9, 2017**, at the **Auburn Lakes Recreation Center**, a meeting location inside the District, at which meeting the following items will be considered:

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 - a. Receive and review summary of effects of granting tax exemptions for 2017; and
 - b. Consider adopting Resolution Regarding Tax Exemptions for 2017.
4. Review Bookkeeper's Report and consider taking action thereon, including:
 - a. Approve payment of bills submitted to the District;
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5. Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
 - a. Approve tax report and authorize payment of invoices from tax account.
6. Review Operator's Report and consider taking action thereon, including:
 - a. Authorization of termination of water and sewer service to delinquent accounts; and
 - b. Authorize Operator to make necessary repairs to water and sanitary sewer system.
7. Hear Attorney's Report and consider taking action thereon, including:
 - a. Adopt Order Calling Directors Election for May 6, 2017;
 - b. Consider adopting Resolution Implementing 20% Penalty on 2016 Delinquent Taxes; and
 - c. Consider engaging Coats Rose to collect delinquent 2016 taxes.
8. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Hear update on preliminary Master Park Plan; and
 - b. Receive and review recommendation of award of contract for construction of "inside the fence facilities".
9. Review Engineer's Report and consider taking action thereon, including:
 - a. Authorize preparation of plans, advertisement of bids and/or award of contracts for District facilities;
 - b. Approve pay estimates and change orders on contracts for District facilities;
 - c. Receive water plant inspection report and consider authorizing any repairs, replacements, or work recommended;
 - d. Hear update on detention pond storm water quality permitting and consider taking action thereon;
 - e. Receive recommendation of award of south detention basin Trash Trooper and consider awarding same;
 - f. Hear report on status of all District facilities and consider taking action thereon; and
 - g. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
10. Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including approving proposals for repairs.
11. Hear report from Recreation Manager, and consider taking action thereon.
12. Hear from Off Cinco regarding website design progress and consider taking action, including:
 - a. Finalizing Website and authorizing to make live; and
 - b. Approving clubhouse reservation features.
13. Hear Director reports and consider taking action thereon.
14. Review District Emails.
15. Hear from the public.

Pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice. such closed session will be held at the date, hour and place given in this Notice concerning any all subjects for any and all purposes permitted by V.T.C.A. Government Code, Chapter 551, including but not limited to pending or contemplated litigation, security matters and devices, personnel matters, real estate transactions or a private consultation with the attorney for the District on any or all subjects or matters authorized by law.

EXECUTED this 2nd day of February, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By

Mindy Koehne
Mindy Koehne
Coats Rose, P.C.
Attorneys for the District

CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §
COUNTY OF HARRIS §
OAKMONT PUBLIC UTILITY DISTRICT §

I, Janice Woodburn, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Oakmont Public Utility District at the administrative office of the District, 9 Greenway Plaza, Suite 1100, Houston, Texas, on February 2, 2017, at 4:00 p.m., which time was not less than 72 hours prior to the scheduled time of the meeting.



(Name)

OAKMONT PUBLIC UTILITY DISTRICT
SUPPLEMENTAL MEETING NOTICE

TO: THE BOARD OF DIRECTORS OF OAKMONT PUBLIC UTILITY DISTRICT, AND TO ALL OTHER INTERESTED PERSONS:

A notice is hereby given that the Board of Directors of Oakmont Public Utility District (the "District") will hold a regular meeting on Thursday, February 9, 2017, at 7:00 pm at Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas), open to the public, within the boundaries of the District, to consider and act upon the following matters:

Adopting an Order Calling Directors Election for 6 May 2017

DISTRITO DE SERVICIOS PÚBLICOS DE OAKMONT
AVISO SUPLEMENTARIO DE ASAMBLEA

PARA: LA JUNTA DIRECTIVA DEL DISTRITO DE DISTRITO DE SERVICIOS PÚBLICOS DE OAKMONT Y DEMÁS PERSONAS INTERESADAS:

Por el presente se notifica que la Junta Directiva del Distrito de Servicios Públicos de Oakmont (el "Distrito") llevará a cabo una asamblea ordinaria el Jueves 9 de Febrero de 2017 a las 7:00 pm en Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas), abierta al público, dentro de los límites del Distrito, para considerar y tomar medidas sobre los siguientes asuntos:

Adoptar una orden para convocar una elección de directores para el 6 de mayo de 2017

CƠ QUAN DỊCH VỤ TIỆN ÍCH OAKMONT
THÔNG BÁO HỌP BỔ SUNG

GỬI: BAN GIÁM ĐỐC CƠ QUAN DỊCH VỤ TIỆN ÍCH OAKMONT, VÀ TẤT CẢ NHỮNG NGƯỜI KHÁC CÓ QUAN TÂM:

Theo đây xin thông báo Ban Giám Đốc Cơ Quan Dịch Vụ Tiện Ích Oakmont ("Cơ Quan") sẽ tổ chức một cuộc họp thường lệ công khai vào ngày Thứ năm 9 Tháng Hai, 2017, lúc 7:00 giờ chiều tại Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas), trong phạm vi ranh giới của Cơ Quan, để xem xét và thực hiện các vấn đề sau đây:

Thông qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Giám Đốc vào ngày 6 tháng Năm, 2017

Oakmont 公共事業區
補充會議通知

致: Oakmont 公共事業區理事會以及所有其他相關人士:

僅此通知, Oakmont 公共事業區 (下稱「本區」) 董事會將 週四 於2017年2月9 7:00 pm, 在本區範圍內的Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas) 舉行面向公眾開放的 例會, 考慮並執行以下事項:

採納於2017年5月6日舉行董事選舉的命令

(SEAL)
(SELLO)
(CON DẤU)
(印鑑)



By:


Mallory J. Craig
Coats Rose, PC
Attorneys for the District

**OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING**

Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of Oakmont Public Utility District will meet in **regular** session, open to the public, at **7:00 p.m.**, on **Thursday, February 9, 2017**, at the **Auburn Lakes Recreation Center**, a meeting location inside the District, at which meeting the following items will be considered:

1. Hear from the public.
2. Review and consider approval of minutes from meetings held January 12, 2017 and January 25, 2017.
3. Hear Financial Advisor's Report and consider taking action there on, including:
 - a. Receive and review summary of effects of granting tax exemptions for 2017; and
 - b. Consider adopting Resolution Regarding Tax Exemptions for 2017.
4. Review Bookkeeper's Report and consider taking action thereon, including:
 - a. Approve payment of bills submitted to the District;
 - b. Review Investment Report and authorize necessary action in connection therewith; and
 - c. Consider amending Budget.
5. Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
 - a. Approve tax report and authorize payment of invoices from tax account.
6. Review Operator's Report and consider taking action thereon, including:
 - a. Authorization of termination of water and sewer service to delinquent accounts; and
 - b. Authorize Operator to make necessary repairs to water and sanitary sewer system.
7. Hear Attorney's Report and consider taking action thereon, including:
 - a. Adopt Order Calling Directors Election for May 6, 2017;
 - b. Consider adopting Resolution Implementing 20% Penalty on 2016 Delinquent Taxes; and
 - c. Consider engaging Coats Rose to collect delinquent 2016 taxes.
8. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Hear update on preliminary Master Park Plan; and
 - b. Receive and review recommendation of award of contract for construction of "inside the fence facilities".
9. Review Engineer's Report and consider taking action thereon, including:
 - a. Authorize preparation of plans, advertisement of bids and/or award of contracts for District facilities;
 - b. Approve pay estimates and change orders on contracts for District facilities;
 - c. Receive water plant inspection report and consider authorizing any repairs, replacements, or work recommended;
 - d. Hear update on detention pond storm water quality permitting and consider taking action thereon;
 - e. Receive recommendation of award of south detention basin TrashTrooper and consider awarding same;
 - f. Hear report on status of all District facilities and consider taking action thereon; and
 - g. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
10. Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including approving proposals for repairs.
11. Hear report from Recreation Manager, and consider taking action thereon.
12. Hear from Off Cinco regarding website design progress and consider taking action, including:
 - a. Finalizing Website and authorizing to make live; and
 - b. Approving clubhouse reservation features.
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15. Hear from the public.

Pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice, such closed session will be held at the date, hour and place given in this Notice concerning any all subjects for any and all purposes permitted by V.T.C.A. Government Code, Chapter 551, including but not limited to pending or contemplated litigation, security matters and devices, personnel matters, real estate transactions or a private consultation with the attorney for the District on any or all subjects or matters authorized by law.

EXECUTED this 2nd day of February, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By

Mindy Koehne
Mindy Koehne
Coats Rose, P.C.
Attorneys for the District

OAKMONT PUBLIC UTILITY DISTRICT
SUPPLEMENTAL MEETING NOTICE

TO: THE BOARD OF DIRECTORS OF OAKMONT PUBLIC UTILITY DISTRICT, AND TO ALL OTHER INTERESTED PERSONS:

A notice is hereby given that the Board of Directors of Oakmont Public Utility District (the "District") will hold a regular meeting on Thursday, February 9, 2017, at 7:00 pm at Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas), open to the public, within the boundaries of the District, to consider and act upon the following matters:

Adopting an Order Calling Directors Election for 6 May 2017

DISTRITO DE SERVICIOS PÚBLICOS DE OAKMONT
AVISO SUPLEMENTARIO DE ASAMBLEA

PARA: LA JUNTA DIRECTIVA DEL DISTRITO DE DISTRITO DE SERVICIOS PÚBLICOS DE OAKMONT Y DEMÁS PERSONAS INTERESADAS:

Por el presente se notifica que la Junta Directiva del Distrito de Servicios Públicos de Oakmont (el "Distrito") llevará a cabo una asamblea ordinaria el Jueves 9 de Febrero de 2017 a las 7:00 pm en Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas), abierta al público, dentro de los límites del Distrito, para considerar y tomar medidas sobre los siguientes asuntos:

Adoptar una orden para convocar una elección de directores para el 6 de mayo de 2017

CƠ QUAN DỊCH VỤ TIỆN ÍCH OAKMONT
THÔNG BÁO HỌP BỔ SUNG

GỬI: BAN GIÁM ĐỐC CƠ QUAN DỊCH VỤ TIỆN ÍCH OAKMONT, VÀ TẤT CẢ NHỮNG NGƯỜI KHÁC CÓ QUAN TÂM:

Theo đây xin thông báo Ban Giám Đốc Cơ Quan Dịch Vụ Tiện Ích Oakmont ("Cơ Quan") sẽ tổ chức một cuộc họp thường lệ công khai vào ngày Thứ năm 9 Tháng Hai, 2017, lúc 7:00 giờ chiều tại Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas), trong phạm vi ranh giới của Cơ Quan, để xem xét và thực hiện các vấn đề sau đây:

Thông qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Giám Đốc vào ngày 6 tháng Năm, 2017

Oakmont 公共事業區
補充會議通知

致: Oakmont 公共事業區理事會以及所有其他相關人士:

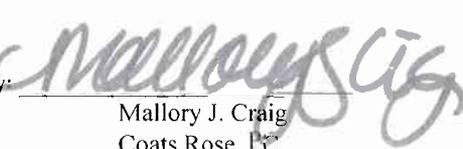
僅此通知, Oakmont 公共事業區 (下稱「本區」) 董事會將 週四 於2017年2月9 7:00 pm, 在本區範圍內的Auburn Lakes Recreation Center (25005 Northcrest Drive, Spring, Texas) 舉行面向公眾開放的 例會, 考慮並執行以下事項:

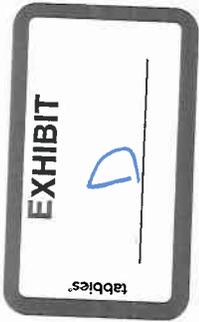
採納於2017年5月6日舉行董事選舉的命令

(SEAL)
(SELLO)
(CON DẤU)
(印鑑)



By:


Mallory J. Craig
Coats Rose, P.C.
Attorneys for the District



Oakmont Public Utility District
Homestead Exemption Analysis - Balanced Projected Surplus
Fiscal Year Ending September 30, 2017

	No Exemption	10% Homestead Exemption	20% Homestead Exemption
Total Income (a)	\$1,168,500	\$1,168,500	\$1,168,500
Total Expenses	\$2,158,917	\$2,158,917	\$2,158,917
Net Revs. (Exps) Before Taxes	(990,417)	(990,417)	(990,417)
Assessed Valuation (b)	\$454,919,448	\$416,027,938	\$377,136,427
Maintenance Tax Currently Levied	\$0.360	\$0.395	\$0.435
Tax Collection %	98%	98%	98%
Maintenance Tax Revenue	\$1,604,955	\$1,610,444	\$1,607,733
Net Revs. (Exps) After Taxes	\$614,539	\$620,027	\$617,316
Debt Service Tax Rate	\$0.530	\$0.570	\$0.630
Maintenance Tax Rate	\$0.360	\$0.395	\$0.435
Total Tax Rate	\$0.890	\$0.965	\$1.065
New Homestead Tax Bill Calculation			
Average 2016 Homestead Value	\$395,641	\$395,641	\$395,641
Average 2017 Taxable Value	\$395,641	\$356,077	\$316,513
Necessary Tax Rate	\$0.890	\$0.965	\$1.065
Avg. Annual Tax Bill	\$3,521	\$3,436	\$3,371
Projected Avg. Annual Tax Bill Savings	\$0	\$85	\$150

(a) Total Income does not include maintenance tax revenue. It is accounted separately to determine the surplus or deficit on the District's budget.

(b) There are currently 983 residential homestead exemptions filed within the District.

Oakmont Public Utility District
Homestead Exemption Analysis - Balanced Tax Rate
Fiscal Year Ending September 30, 2017

	No Exemption	10% Homestead Exemption	20% Homestead Exemption
Total Income (a)	\$1,168,500	\$1,168,500	\$1,168,500
Total Expenses	\$2,158,917	\$2,158,917	\$2,158,917
Net Revs. (Exps) Before Taxes	(990,417)	(990,417)	(990,417)
Assessed Valuation (b)	\$454,919,448	\$416,027,938	\$377,136,427
Maintenance Tax Currently Levied	\$0.360	\$0.330	\$0.270
Tax Collection %	98%	98%	98%
Maintenance Tax Revenue	\$1,604,956	\$1,345,434	\$997,903
Net Revs. (Exps) After Taxes	\$614,539	\$355,017	\$7,486
Debt Service Tax Rate	\$0.530	\$0.570	\$0.630
Maintenance Tax Rate	\$0.360	\$0.330	\$0.270
Total Tax Rate	\$0.890	\$0.900	\$0.900
New Homestead Tax Bill Calculation			
Average 2016 Homestead Value	\$395,641	\$395,641	\$395,641
Average 2017 Taxable Value	\$395,641	\$356,077	\$316,513
Necessary Tax Rate	\$0.890	\$0.900	\$0.900
Avg. Annual Tax Bill	\$3,521	\$3,205	\$2,849
Projected Avg. Annual Tax Bill Savings	\$0	\$317	\$673

(a) Total Income does not include maintenance tax revenue. It is accounted separately to determine the surplus or deficit on the District's budget.

(b) There are currently 983 residential homestead exemptions filed within the District.

Oakmont PUD
Cash Analysis
February 9, 2017

GENERAL OPERATING ACCOUNT - Compass Bank

Ending Balance from last meeting	\$	81,101.39
Add in voided check 3928 to Director Bruegger	+	138.52
<u>Receipts</u>		
Accounts Receivable Collections (01/06/17 to 02/02/17)	+	99,024.10
Tap Fees	+	2,230.00
Payments for damages	+	484.27
Maintenance tax	+	879,364.26
Transfer from Debt Service Fund for Wells Fargo refund	+	5,500.00
Interest earned on account	+	11.38
<u>Withdrawals</u>		
Payments to United States Treasury for payroll taxes on director fees from previous meeting	-	183.62
Transfer to Money Market Account	-	930,000.00
Bank service charges/deposit slips	-	26.38
Checks presented for signatures February 9, 2017		
3969 - Kerry Simmons, director fee for 01/25/17 meeting - \$150.00, less taxes - (\$11.47)	-	138.53
3970 - Shaun Hebert, director fees for 01/25/17 meeting - \$150.00, less taxes - (\$11.48)	-	138.52
3971 - Sylvia Sullivan, director fee for 01/25/17 meeting - \$150.00, less taxes - (\$11.47)	-	138.53
3972 - Ty Warren, director fee for 01/25/17 meeting - \$150.00, less taxes - (\$11.48)	-	138.52
3973 - Joshua Bruegger, director fee for 02/09/17 meeting - \$150.00, less taxes - (\$11.48)	-	138.52
3974 - Kerry Simmons, director fee for 02/09/17 meeting - \$150.00, less taxes - (\$11.48)	-	138.52
3975 - Shaun Hebert, director fees for 02/09/17 meeting - \$150.00, less taxes - (\$11.47)	-	138.53
3976 - Sylvia Sullivan, director fee for 02/09/17 meeting - \$150.00, less taxes - (\$11.48)	-	138.52
3977 - Ty Warren, director fee for 02/09/17 meeting - \$150.00, less taxes - (\$11.47)	-	138.53
3978 - Champions Hydro-Lawn, monthly maintenance for December & January	-	4,103.90
3979 - Coats Rose, legal fees through November 15, 2016	-	6,429.56
3980 - Constellation New Energy, Inc., 25134 1/2 Haverford - \$3,389.29, 6950 1/2 W. Rayford - \$304.58	-	3,693.87
3981 - Hays Utility South Corporation, service for January billings and collections - \$944.80, printing and postage - \$1,232.78, water quality - \$97.00, cut off notices - \$115.50, operating services - \$3,427.90, cut-offs - \$660.00, water distribution system - \$407.50, water plant - \$1,369.61, chemicals - \$288.29, customer service agreements - \$10.00, lab fees - \$750.44, tap fees - \$380.00, other operator - \$32.50, sanitary sewer - \$1,130.20, backbills - \$22.50	-	10,869.02
3982 - In-Pipe Technology Company, Inc., treatment and service for January	-	900.00
3983 - Jones & Carter, Inc., engineering fees for December General - \$4,404.50, GIS and WebGIS - \$600.00, East Basin SWQ Permit Revision - \$380.00, West Basin SWQ Permit Revision - \$380.00, South Basin SWQ Permit Revision - \$293.50, 2016 West Detention Pond Repair - \$1,098.5	-	7,156.50
3984 - L & S District Services, LLC, bookkeeping fees and expenses for January	-	1,411.03
3985 - Lake Pro, Inc., monthly lake management for February	-	946.50
3986 - Northampton WWTP, sewer service for December, 2016	-	11,796.02
3987 - Northampton MUD, pro rata share M-102 ditch maintenance	-	100.00
3988 - Off Cinco, website expenses	-	62.00



OAKMONT PUD - Compass Bank

3989	- Residential Recycling of Texas, Inc., trash and recycling service for February	-	16,711.75
3990	- Roth & Eyring, PLLC, audit fees	-	500.00
3991	- Site Landscaping Service, retaining wall project	-	17,173.00
3992	- Rosa I Colon, refund	-	14.65
3993	- G H 3 Management LLC, refund	-	27.85
3994	- North Harris County Regional Water Authority, blank check for January pumpage fees	-	
	Total Disbursements		<u>\$ 1,013,352.37</u>
	Ending Balance at February 9, 2017	\$	54,501.55
	<u>Investments</u>		
	Money Market Account at Compass Bank	\$	<u>3,627,551.64</u>
	Total Operating Funds	\$	3,682,053.19

RECREATIONAL FACILITIES FUND - Compass Bank

Ending Balance from last meeting		\$	5,487.34
<u>Receipts</u>			
Maintenance tax		+	338,085.91
Interest earned on account		+	0.00
<u>Withdrawals</u>			
Bank service charges		-	0.00
Transfer to Money Market Account		-	275,000.00
Returned items		-	250.00
Checks previously approved			
1735 - Comcast, cable service		-	36.72
1736 - Greater Houston Pool Management, pool maintenance contract for February		-	5,157.20
Checks presented for signatures February 9, 2017			
1737 - AT&T, phone service for 281-255-2475		-	148.99
1738 - Centerpoint Energy, 25005 Northcrest		-	49.53
1739 - Clearwater Chemicals, Inc., pool maintenance		-	406.00
1740 - Constellation New Energy, Inc., 25005 Northcrest - \$373.61, 25005 Northcrest B - \$537.53		-	911.14
1741 - Gordon Safe & Lock, Inc., cards		-	812.50
1742 - Greater Houston Pool Management, Inc., pool maintenance contract for March		-	2,841.10
1743 - Jones & Carter, Inc., engineering fees for Auburn Lakes Rec Center		-	5,199.25
1744 - Risher Fitness Management, Inc., management fees/expenses for February		-	9,665.68
1745 - Sweitzer & Associates, landscape architect and design		-	13,108.00
1746 - Vista Landscape Services, landscaping monthly maintenance & repairs		-	4,795.00
1747 - Northampton MUD, year end reconciliation of OPUD management fees		-	17,280.47
1748 - AT&T Uverse, blank check for internet service		-	
1749 - Comcast, blank check for cable service		-	
Total Disbursements		\$	335,661.58
Ending Balance at February 9, 2017		\$	7,911.67
<u>Investments</u>			
Money Market Account at Compass Bank		\$	884,397.27
Total Recreational Facilities Funds		\$	892,308.94

CAPITAL PROJECTS FUND - Compass Bank

Ending Balance from last meeting (no activity) \$ 12,170.47

PARK CAPITAL PROJECTS FUND - Compass Bank

Ending Balance from last meeting \$ 598,857.34

Receipts

Interest earned on account + 76.09

Withdrawals

Bank service charges - 18.00

Ending Balance at February 9, 2017 \$ 598,915.43

DEBT SERVICE FUND - Compass Bank

Ending Balance from last meeting \$ 302,058.14

Receipts

Transfer from Tax Fund + 1,826,174.06

Interest earned on account + 18.92

Withdrawals

Transfer refund from Wells Fargo Bank to General Operating Fund - 5,500.00

Bank service charges - 18.00

Ending Balance at February 9, 2017 \$ 2,122,733.12

Investments

Money Market Account at Spirit of Texas Bank \$ 209,153.76

Money Market Account at Central Bank 144,094.66

CD/Green Bank dated 8/25/16 due 2/23/17 at .50% 245,000.00

CD/Texas Capital Bank dated 8/25/16 due 2/23/17 at .35% 245,000.00

CD/Allegiance Bank dated 8/25/16 due 2/23/17 at .50% 245,000.00

CD/Post Oak Bank dated 8/25/16 due 2/23/17 at .30% 245,000.00

CD/Preferred Bank dated 8/25/16 due 2/23/17 at .25% 245,000.00

Total Debt Service Funds \$ 3,700,981.54

Next Debt Service Payment due March 1, 2017 - \$1,582,872.50

Oakmont PUD General Operating Fund Profit & Loss Budget Performance

December 2016

	Dec 16	Budget	Oct - Dec 16	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Water Revenue					
4100 · Customer Service Fees - Water	19,176.29	21,000.00	73,407.21	63,000.00	252,000.00
4110 · Water Tap Connection Fees	0.00	0.00	1,822.00	0.00	0.00
4150 · NHCRWA Collections	28,786.56	35,000.00	135,812.16	105,000.00	420,000.00
Total Water Revenue	47,962.85	56,000.00	211,041.37	168,000.00	672,000.00
Sewer Revenue					
4200 · Customer Service Fees - Sewer	38,596.55	38,500.00	116,092.50	115,500.00	462,000.00
4202 · Sewer Inspection Fees	0.00	0.00	50.00	0.00	0.00
Total Sewer Revenue	38,596.55	38,500.00	116,142.50	115,500.00	462,000.00
Other Revenues					
4320 · Maintenance Taxes	103,702.56	100,000.00	136,034.41	140,000.00	1,132,000.00
4330 · Penalties and Interest	1,351.39	1,475.00	5,350.18	4,425.00	17,700.00
4380 · Termination/Reconnection/NSF Fe	125.00	150.00	380.00	450.00	1,800.00
4400 · Transfer/Connection Fees	195.00	250.00	910.00	750.00	3,000.00
4700 · Pre & Post Inspection Fees	0.00	0.00	140.00	0.00	0.00
4800 · Customer Service Inspection	0.00	0.00	50.00	0.00	0.00
5380 · Miscellaneous Income	0.00	100.00	0.00	300.00	1,200.00
5391 · Interest Income	424.96	400.00	1,314.82	1,200.00	4,800.00
5510 · Rent of Facilities	750.00	0.00	2,250.00	0.00	435,388.00
5520 · Maintenance Tax - Recreational	39,870.14	500.00	52,300.65	1,500.00	6,000.00
Total Other Revenues	146,419.05	102,875.00	198,730.06	148,625.00	1,601,888.00
Total Income	232,978.45	197,375.00	525,913.93	432,125.00	2,735,888.00
Expense					
Water Expenses					
6124 · Laboratory Expense	425.98	433.00	1,039.84	1,300.00	5,200.00
6126 · Permit Fees	0.00	0.00	2,793.00	2,000.00	2,000.00
6127 · NHCRWA Pumpage Fee	22,353.60	34,500.00	111,573.60	103,500.00	414,000.00
6135 · Repairs & Maintenance	17,222.40	6,000.00	37,047.47	18,000.00	72,000.00
6142 · Chemicals	784.37	275.00	2,973.21	825.00	3,300.00
6151 · Telephone	0.00	50.00	0.00	150.00	600.00
6152 · Utilities	4,115.52	3,500.00	15,932.17	10,500.00	42,000.00
6170 · Tap Connection Expense	0.00	0.00	542.00	0.00	0.00
Total Water Expenses	44,901.87	44,758.00	171,901.29	136,275.00	539,100.00
Sewer Expenses					
6201 · Purchased Sewer Service	11,796.02	18,000.00	34,319.48	54,000.00	216,000.00
6235 · Repair and Maintenance	900.00	1,250.00	2,700.00	3,750.00	15,000.00
Total Sewer Expenses	12,696.02	19,250.00	37,019.48	57,750.00	231,000.00
Other Expenses					
6310 · Director Fees	1,500.00	600.00	3,300.00	1,800.00	7,200.00
6314 · Payroll Taxes	114.75	46.00	252.44	137.00	550.00
6320 · Legal Fees	0.00	5,500.00	23,456.07	16,500.00	66,000.00
6321 · Auditing Fees	10,100.00	10,000.00	10,100.00	10,000.00	11,000.00
6322 · Engineering Fees	4,404.50	6,750.00	16,066.00	20,250.00	81,000.00
6322.08 · Eng Fees-West Rayford Rd Sdwalk	0.00	62.00	645.70	187.00	750.00
6322.09 · Eng Fees - SWQ Permit Revisions	760.00	1,167.00	8,997.50	3,500.00	14,000.00
6322.10 · Eng. Fees-GIS	600.00	917.00	4,352.50	2,750.00	11,000.00
6322.11 · Eng.-2016 West Detention Pond	1,098.50	0.00	1,098.50	0.00	0.00
6325 · Election Expense	0.00	0.00	0.00	0.00	15,000.00
6326 · TCEQ Assessment Fees	3,660.78	297.00	3,660.78	892.00	3,570.00
6332 · Operator Expense	6,261.98	6,000.00	18,544.13	18,000.00	72,000.00
6333 · Bookkeeping Fees	1,440.74	1,300.00	4,201.39	3,900.00	15,600.00
6335 · Drainage Facilities Maintenance	3,294.50	5,500.00	13,230.39	16,500.00	66,000.00
6352 · Utilities	361.66	350.00	1,004.87	1,050.00	4,200.00
6353 · Insurance	0.00	0.00	0.00	0.00	15,000.00
6354 · Travel Expense	0.00	50.00	0.00	150.00	600.00
6359 · Other Expenses	87.00	83.00	439.82	250.00	1,000.00
6360 · Website Expense	350.50	458.00	454.50	1,375.00	5,500.00
6370 · Builder Inspections	0.00	0.00	100.00	0.00	0.00
6375 · CSI Inspections	0.00	0.00	100.00	0.00	0.00
6379 · Customer Service Agreement	60.00	50.00	60.00	150.00	600.00
6380 · Termination/Reconnection/NSF Ex	364.74	700.00	1,925.71	2,100.00	8,400.00
6399 · Garbage Expense	16,697.00	17,500.00	50,834.45	52,500.00	210,000.00
Total Other Expenses	51,156.65	57,330.00	162,824.75	151,991.00	608,970.00
Recreational Facilities					
6411 · Rec Facilities Management Fee	22,992.30	7,076.00	34,415.96	21,229.00	84,915.00
6412 · Pool Management Fee	0.00	4,167.00	0.00	12,500.00	50,000.00
6422 · Engineering Fees	5,199.25	0.00	5,199.25	0.00	0.00
6435 · Repairs & Maintenance - Rec	585.00	1,000.00	840.00	3,000.00	12,000.00
6435.01 · Maintenance and Repairs - Pool	456.00	750.00	3,012.50	2,250.00	9,000.00

Oakmont PUD General Operating Fund Profit & Loss Budget Performance

December 2016

	Dec 16	Budget	Oct - Dec 16	YTD Budget	Annual Budget
6436 · Landscape Maintenance	4,795.00	5,000.00	21,783.30	15,000.00	60,000.00
6451 · Telephone/Internet Expense	270.77	250.00	812.28	750.00	3,000.00
6452 · Utilities - Rec Facilities	1,026.16	1,000.00	3,055.85	3,000.00	12,000.00
6453 · Insurance-Rec Facilities	0.00	0.00	0.00	0.00	5,600.00
6459 · Other Expense	225.00	125.00	225.00	375.00	1,500.00
Total Recreational Facilities	35,549.48	19,368.00	69,344.14	58,104.00	238,015.00
Total Expense	144,304.02	140,706.00	441,089.66	404,120.00	1,617,085.00
Net Ordinary Income	88,674.43	56,669.00	84,824.27	28,005.00	1,118,803.00
Other Income/Expense					
Other Expense					
Capital Outlay					
7300.01 · Recreation Improvements	0.00	32,500.00	5,844.50	97,500.00	390,000.00
7300.06 · Constr/W. Rayford Rd Sidewalks	0.00	0.00	0.00	0.00	7,832.00
7300.07 · South Pond Outfall Repair & Imp	0.00	0.00	0.00	0.00	65,000.00
7300.08 · Water Plant Recoating & Improve	0.00	0.00	0.00	0.00	40,000.00
7300.09 · M-102 Channel Rep & Improvement	0.00	0.00	23,439.82	24,000.00	24,000.00
7301.02 · Eng.-South Detention Pond Imp	293.50	0.00	10,547.25	0.00	15,000.00
Total Capital Outlay	293.50	32,500.00	39,831.57	121,500.00	541,832.00
Total Other Expense	293.50	32,500.00	39,831.57	121,500.00	541,832.00
Net Other Income	-293.50	-32,500.00	-39,831.57	-121,500.00	-541,832.00
Net Income	88,380.93	24,169.00	44,992.70	-93,495.00	576,971.00

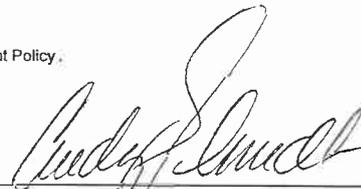
OAKMONT PUD
INVESTMENT REPORT

FROM: 12/31/2016
TO: 01/31/2017

DEBT SERVICE FUND

Separately Invested Assets	Purchase Price	Beginning Book Value 12/31/2016	Beginning Market Value 12/31/2016	Rate	Accrued Interest for this period	Interest paid this period	Additions	Withdrawals	Ending Book Value 01/31/2017	Ending Market Value 01/31/2017	Date of Purchase	Date of Maturity
CD/Post Oak Bank	\$ 245,000.00	\$ 245,257.75	\$ 245,257.75	0.30%	\$ 62.42	\$ 0.00	\$ 0.00	\$ 0.00	\$ 245,320.18	\$ 245,320.18	08/25/2016	02/23/2017
CD/Texas Capital Bank	245,000.00	245,300.71	245,300.71	0.35%	72.83	0.00	0.00	0.00	245,373.54	245,373.54	08/25/2016	02/23/2017
CD/Allegiance Bank	245,000.00	245,429.59	245,429.59	0.50%	104.04	0.00	0.00	0.00	245,533.63	245,533.63	08/25/2016	02/23/2017
CD/Green Bank	245,000.00	245,429.59	245,429.59	0.50%	104.04	0.00	0.00	0.00	245,533.63	245,533.63	08/25/2016	02/23/2017
CD/Preferred Bank	245,000.00	245,214.79	245,214.79	0.25%	52.02	0.00	0.00	0.00	245,266.82	245,266.82	08/25/2016	02/23/2017

COMPLIANCE STATEMENT: The above investments are in compliance with the investment strategy expressed in the District's Investment Policy.


Investment Officer/Bookkeeper

**EQUI-TAX INC
TAX ASSESSOR'S REPORT
OAKMONT PUD
January 2017**

HISTORICAL TAX SUMMARY

YEAR	RATE	LEVY AMOUNT	OUTSTANDING	\$ COLLECTED	PCT
2016	0.90000	4,094,577.18	481,199.88	3,613,377.30	88.2%
2015	1.00000	4,323,696.53	15,753.15	4,307,943.38	99.6%
2014	1.10000	4,062,041.80	14,384.61	4,047,657.19	99.6%
2013	1.24000	3,468,212.56	3,327.14	3,464,885.42	99.9%
2012	1.25000	2,694,759.40	2,779.80	2,691,979.60	99.8%
2011	1.25000	2,392,418.77	2,779.80	2,389,638.97	99.8%
2010	1.25000	2,050,001.10	0.00	2,050,001.10	100.0%
2009	1.25000	1,946,314.80	0.00	1,946,314.80	100.0%
2008	1.25000	1,455,912.14	0.00	1,455,912.14	100.0%
2007	1.25000	801,413.83	0.00	801,413.83	100.0%
2006	1.30000	346,274.73	0.00	346,274.73	100.0%
2005	1.35000	165,094.12	0.00	165,094.12	100.0%
2004	1.35000	74,719.85	0.00	74,719.85	100.0%

**FISCAL YEAR
10/01/16 TO 09/30/17**

BEGINNING CASH BALANCE 956,143.94 53,045.02

	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>
REVENUE		
2016 - TAXES	2,204,623.02	3,613,377.30
2015 - TAXES		-1,622.52
2014 - TAXES		0.00
PRIOR - TAXES		0.00
PENALTY & INTEREST		118.58
COLLECTION FEES		103.40
OVERPAYMENTS	5,891.81	5,891.81
MISC REVENUE		0.00
CAD ADJ DUE TAXPAYER	180.00	2,642.25
TOTAL REVENUE	2,210,694.83	3,620,510.82

DISBURSEMENTS	CHECK #		
TAX ASSESSOR FEE	1560	1,816.03	7,105.45
M/O TRANSFER		879,364.26	1,026,215.98
PARKS		338,085.91	393,665.30
D/S TRANSFER		1,826,174.06	2,108,789.50
MISC. DISBURSEMENTS	1561	348.75	948.75
COMPUTER & POSTAGE			3,139.64
LEGAL FEES			862.31
TAX ASSESSOR BOND			0.00
BANK CHARGE			0.00
LEGAL NOTICES			845.90
AERIAL PHOTO/FRAMING			0.00
REFUND - OVERPAYMENTS			0.00
REFUND - CAD LAWSUITS			0.00
REFUND - CAD CORR.			2,462.25
CENTRAL APPRAISAL DIST.			8,471.00

TOTAL DISBURSEMENTS 3,045,789.01 3,552,506.08

ENDING CASH BALANCE 121,049.76 121,049.76



OAKMONT PUD
DEPOSITORY PLEDGE REPORT
January 2017

Depository Bank	Wells Fargo Bank
Depository Pledge Agreement Signed	Nov-14
Minutes Confirming Collateral Pledge	Nov-14
Custodian Bank	Bank of New York Mellon
Collateral Receipt	10/31/2016
Annual Bank Audit	Dec-15
Monthly Statement of Value	12/31/16

Type of Collateral

Market Value

3128P73S0	9,732
3138LTJQ2	5,348,882
3138NRF30	29,036

Wells Fargo Bank monitors Balances daily and places Securities as necessary

Service Center
 2200 Sciaaca Rd.
 Spring, Texas 77373



Corporate (281) 353-9809
 Customer Service (281) 353-9756
 Fax (281) 353-6105

DATE
 2/9/2017

**MONTHLY OPERATIONS REPORT
 OAKMONT PUBLIC UTILITY DISTRICT**

METER COUNT	
Occupied	1,133
Vacant	3
Commercial	2
Commercial O/D	2
Builder	4
Irrigation/Esplanade	18
Total	1,162

BILLED CONSUMPTION		
12/14/16	to	01/14/17
Residential		8,624,000
Builders		39,000
Commercial O/D		14,000
Commercial		24,000
Irrigation		108,000
Total Gallons		8,809,000

Plant Pumpage: 9,206,000
 Total Production: 9,206,000
 Billed Percentage of Water: 95.69%

	<u>#1</u>
Calculated Well GPM	1,433
Design Well GPM	1,000
Well Pumpage	9,206,000

Arrears for the Month of	DECEMBER	Month of	JANUARY
Cut-Off Notices Mailed	12/27/16	Meter Read Date	01/14/17
Number of Notices Mailed	70	Billing Date	01/20/17
Cut-Off Date	01/11/17	Mailing Date	01/23/17
Number of Actual Cut-Offs	15	Due Date	02/15/17

Utility District Operation and Management
 P. O. Box 1209 • Spring, TX 77383



OAKMONT PUBLIC UTILITY DISTRICT

DATE
2/9/2017

MONTHLY OPERATIONS SUMMARY

WATER PRODUCTION

January-17

Harris-Galveston Coastal Subsidence District Permit Period		9/1/2016	to	8/1/2017
Total Water Pumped for Calendar Month of :	January-17	8,160,000	Gallons	
Harris-Galveston Coastal Subsidence District Permitted Withdrawal		175,000,000	Gallons	
Pumpage Against Permit		75,659,000	Gallons	
Percentage of Permit Expired		41.67%		
Percentage of Allocation Used		43.23%		
Distribution System Chlorine Residual Reporting:	Average	1.50	mg/l.	
	Maximum	1.61	mg/l.	
	Minimum	1.33	mg/l.	

TEXAS DEPARTMENT OF HEALTH I.D. NO. 1010337

Bacteriological Analysis : 4

Samples Taken On : 01/23/17

All samples were returned negative from the state approved testing laboratory.

OAKMONT PUBLIC UTILITY DISTRICT
MONTHLY OPERATIONS SUMMARY

DATE
2/9/2017

BILLING & COLLECTION REPORT
January-17

Balance Forward Total
 As of 12/23/16 \$ **72,194.42**

Collection Period:

	12/23/16	TO	01/20/17
Deposit	\$	650.00	
Water	\$	18,894.91	
Sewer	\$	38,103.49	
Connect	\$	337.50	
Penalty	\$	2,342.62	
RWA Fee	\$	29,856.75	
Undistributed Overpayments	\$	2,114.07	
TOTAL	\$	92,299.34	

Current Adjustments:

\$ **2,103.17**

Current Billing for

January-17

	12/14/16	TO	01/14/17
Deposit	\$	-	
Water	\$	17,610.25	
Sewer	\$	38,562.90	
Connect	\$	-	
Penalty	\$	936.76	
RWA Fee	\$	23,237.28	
TOTAL	\$	80,347.19	

TOTAL RECEIVABLE

\$ **62,345.44**

Billing Report Through: 01/20/17
 Deposits on file for the district: \$93,557.50
 Credit Card Payments: 199
 Bank Draft Payments: 192
 E Payments: 94

Consumption: 8,809,000

OAKMONT PUBLIC UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY WASTEWATER TREATMENT PLANT

December-16

TPDES Permit # 10910-001
TX0058548

Expires: 3/1/2018

Effluent Quality Data: Reported for: December-16

	<u>Previous Month</u>	<u>Reported</u>	<u>Permitted</u>	<u>Excursion</u>
DO Minimum	7.12 mg/l	7.26 mg/l	4.00 mg/l	NO
pH Minimum	7.22 s.u.	7.26 s.u.	6.00 s.u.	NO
pH Maximum	7.66 s.u.	7.96 s.u.	9.00 s.u.	NO
TSS Average	2.83 mg/l	2.59 mg/l	15.00 mg/l	NO
TSS Maximum	6.10 mg/l	4.50 mg/l	40.00 mg/l	NO
TSS lbs/day	11.33 lbs/day	11.22 lbs/day	144.00 lbs/day	NO
NH3-N Average	0.10 mg/l	0.12 mg/l	3.00 mg/l	NO
NH3-N Maximum	0.11 mg/l	0.19 mg/l	10.00 mg/l	NO
NH3-N lbs/day	0.41 lbs/day	0.50 lbs/day	29.00 lbs/day	NO
Flow Average	0.468 mgd	0.532 mgd	0.750 mgd	NO
CL2 Res Min	1.38 mg/l	1.11 mg/l	1.00 mg/l	NO
CL2 Res Max	0.04 mg/l	0.04 mg/l	0.10 mg/l	NO
E Coli Avg.	2 mpn	1 mpn	63 mpn	NO
E Coli Maximum	17 mpn	1 mpn	200 mpn	NO
BOD 5 Average	2.00 mg/l	3.00 mg/l	10.00 mg/l	NO
BOD 5 Maximum	3.00 mg/l	4.00 mg/l	25.00 mg/l	NO
BOD 5 lbs/day	8.60 lbs/day	12.14 lbs/day	63.00 lbs/day	NO
Total Treated	16,492,000	gallons		

Effluent Quality Compliant with Discharge Permit ? YES



PH (281) 528-0000
 www.myplumbperfect.com
 MPL#38040, FRANK S. CRIXELL
 22820 I-45 N., STE 2F
 SPRING, TX 77373



DATE: 1/12/17 JOB# 7663 INVOICE# 21179
 CUSTOMER NAME (Financially Responsible Party) JON HUSTMYRE JOB CONTACT NAME
 JOB ADDRESS 24907 THORTON KNOLLS DR. CITY STATE ZIP
 BILLING ADDRESS (if different) Spwy TX 77389 PHONE 1 PHONE 2
 E-MAIL ADDRESS 281-810-2272 PERFECT SERVICE PARTNER? Yes No

DIAGNOSIS / SOLUTION MAIN LINE BACKUP
 (1) STEVE AND LUKE RAN SEWER MACHINE ON JANUARY 10, 2017. * DID NOT FREE LINES
 (2) ED + HELPER RAN MACHINE W/ LARGE CASTLE
 TECHNICIAN COULD NOT FREE LINES - See Summary of Findings sheet for additional information

I hereby authorize the work described above and agree that I/we have read both sides of the invoice and agree to the terms and conditions as stated on both sides of this form. I recognize that aged and deteriorated fixtures, piping, and appurtenances may no longer be serviceable, and I agree to hold Plumb Perfect harmless for any damage or destruction to those items as a result of these conventional repair efforts. I agree to pay for all work, goods, and services received.

CUSTOMER SIGNATURE: [Signature]

QTY	TASK NUMBER	DESCRIPTION	STANDARD RATE	DISCOUNT RATE
1	STEVE + HELPER	SEWER MACHINE		
2	ED + HELPER	SEWER MACHINE W/ LARGE COMMERCIAL GRADE CASTLE		
		ED WAS ABLE TO RUN CASTLE W/O CUTTER END AND BROUGHT UP MUD - LINE IS BROKEN	325.00	199.00
		STEVE + HELPER - CAMERA + LOCATOR		

NO WARRANTY FOR CONDENSATE LINES

ESTIMATES GOOD FOR [] DAYS

PAYMENT: Cash Check Check# 503.00
 Mastercard Visa Auth#
 EXP: M M Y Y
 Card #

WANT A DISCOUNT?
 My service Technician presented me with a Perfect Service Partner Plan and explained the benefits.
 I want to save money and become a Perfect Service Partner or At this time I decline the offer YES NO

TOTAL DUE \$ 490.00
 Trip Charge \$ 75.00
 DIAGNOSTIC FEE \$ 503.00
 PROPOSAL # 503.00
 TOTAL DUE
 JOB COMPLETED YES NO
 PSP SAVINGS \$

TO OUR CUSTOMERS: Service technicians are required to have job ticket signed. This is done in order to protect you, the workmen, and ourselves. You are respectfully requested to examine the job ticket before workmen leave the house. I (customer or agent for the owner(s)) have the authority to order and/or approve the above work which has satisfactorily been performed. I agree to pay for the above charges upon receipt of a total price. I further agree that my failure to do so will obligate me to pay all court costs, attorney and collection fees incurred by Plumb Perfect.
 CUSTOMER SIGNATURE: [Signature]

I decline to have the recommended work performed at this time. CUSTOMER SIGNATURE: [Signature]

PLUMB PERFECT
 22820 I-45 N. Ste 2F
 Spring, TX 77373
 Phone (281) 528-0000
 Email info@myplumbperfect.com
 www.MyPlumbPerfect.com

Invoice

Date	Number
1/18/2017	I21179

Bill To Address:
Hustmyre, Jon or Tiffany
24907 Thorton Knolls Dr. Spring, TX 77389 jonph356@yahoo.com

Work/Ship Address
Hustmyre, Jon or Tiffany
24907 Thorton Knolls Dr. Spring, TX 77389

Agreement #	PO #	Terms	Due Date	Sales Rep	WO #
		Due On Receipt	1/18/2017	Steve	7663

Description	Quantity	Price	Amount
Machine excavated yard to expose sewer line breakage in front of house, approx 35' feet from house towards street. Excavated a hole approx 4'W x 6'L x 7'D, and found that the MUD owned Y coupling that splits the sewer service between Hustmyre residence and neighbor was ensnared with roots. At that point the MUD was contacted to let them know that the problem was not on the Homeowners side of sewer service and that the onus was upon the MUD.	1.00	877.00	\$877.00
Labor for Plumber and Apprentice to hand excavate the sewer line and diagnose sewer line breakage.	1.00	473.00	\$473.00

We always appreciate your business!	Subtotal	\$1,350.00
	Sales Tax	\$0.00
	Total	\$1,350.00
	Payments	\$0.00
	Balance Due	\$1,350.00

Frank S. Crixell, Master Plumber #38040
 Texas State Board of Plumbing Examiners
 PO Box 4200, Austin, TX 78765-4200
 (800) 845-6584

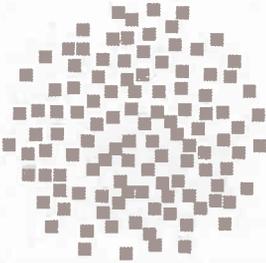


Oakmont Public Utility District Landscape Status Report

February 09, 2017

sweitzer + associates

13300 katy freeway • houston, texas 77079
281-496-3111 * fax 281-496-3113



**landscape architects
planning consultants**

- Landscape & Park Improvements

- S+A plans are complete. Project has been publically bid. Sweitzer + Associates received one bid from Texana Builders for \$740,604.90. A bid tabulation is attached to the report. Texana Builders qualifications are acceptable. Project estimated probable costs to be at \$674,465.55. Included in the report is a value engineering option for \$650,912.63. 1295 Form submitted. Open for discussion.

- Stone Veneer Retaining Walls along W. Rayford- Contractor: Site Landscaping Service is complete with the walls. Contractor has submitted a Application for Payment No. 1 (& final) for \$17,173.00. Recommend the Board approve for payment

- Pool Modifications separating the lap pool vessel from the free form pool vessel-

Contractor: Monarch Pools Inc.

Contract is approved Notice to Proceed has been given.

Construction project costs: \$24,990.00.

Contractor to mobilize beginning of next week.

End of Report



Oakmont PUD Recreation Center Improvements

BID TABULATION

Prepared By: Sweitzer + Associates

Date: February 8, 2017

Section I - GENERAL ITEMS (NON-TAXABLE)

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
General Conditions	1	ls	\$ 74,758.47	\$ 74,758.47
Performance Bond	1	ls	\$ 12,096.43	\$ 12,096.43
Payment Bond	1	ls	included	\$ -
1 Year Maintenance Bond	1	ls	included	\$ -
Harris County Permitting	1	ls	\$ 3,141.93	\$ 3,141.93
SECTION I - GENERAL BASE BID				\$ 89,996.83
SECTION I - BID WORKING DAYS			5	

Section II - PROPOSED HARDSCAPE (NON-TAXABLE)

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Site Preparation / Rough Grading	1	ls	\$ 5,049.53	\$ 5,049.53
(ii) 5' Concrete Sidewalk	460	sf	\$ 4.77	\$ 2,194.20
(iii) Demolition and Disposal	1	ls	\$ 3,927.41	\$ 3,927.41
(iv) Concrete Pool Deck Replacement	853	sf	\$ 4.77	\$ 4,068.81
(v) Cool Deck Resurfacing	9085	sf	\$ 4.38	\$ 39,792.30
(vi) Cool Deck Resurfacing at Pool Beach Entry	1	ls	\$ 6,586.27	\$ 6,586.27
(vii) Pool Replastering	6650	ea	\$ 8.42	\$ 55,993.00
(viii) Pool Coping Repointing	1	ls	\$ 10,099.06	\$ 10,099.06
(ix) Prefabricated Pool Shade Structure	1	ls	\$ 49,410.23	\$ 49,410.23
(x) Stone Veneer Surround Shade Structure Post	3	ea	\$ 1,514.86	\$ 4,544.58
(xi) Site Electrical	1	ls	\$ 6,171.65	\$ 6,171.65
(xii) Gate and Steel Fence Relocation Ref. 8/LS2.1	1	ls	\$ 1,728.06	\$ 1,728.06
(xiii) Proposed Pool Repairs	1	ls	\$ 16,831.77	\$ 16,831.77
SECTION II - HARDSCAPE BID				\$ 206,396.87
SECTION II - BID WORKING DAYS			30	

Section III - PROPOSED FITNESS PAVILION REMODEL

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Demolition and Disposal	1	ls	\$ 2,805.30	\$ 2,805.30
(ii) Fitness Pavilion Intr Ceiling & Wall Gypsum Wallboard	1	ls	\$ 12,858.35	\$ 12,858.35
(iii) Fitness Pavilion Insulation @ Attic	1	ls	\$ 1,548.52	\$ 1,548.52
(iv) Framing	1	ls	\$ 5,471.45	\$ 5,471.45
(v) Window Façade Installation	1	ls	\$ 16,158.50	\$ 16,158.50
(vi) Stone Veneer	1	ls	\$ 14,258.90	\$ 14,258.90
(vii) Electrical	1	ls	\$ 14,871.43	\$ 14,871.43
(viii) Light Fixtures	1	ls	\$ 6,443.21	\$ 6,443.21
(ix) HVAC Systems & Control (complete)	1	ls	\$ 12,567.74	\$ 12,567.74
(x) Office Security Controls Relocation / Office Remodel	1	ls	\$ 6,171.66	\$ 6,171.66
(xi) Front Reception Desk	1	ls	\$ 2,513.55	\$ 2,513.55
(xii) Rubber Flooring	1711	sf	\$ 20.58	\$ 35,212.38
(xiii) New Concrete Slab	821	sf	\$ 13.47	\$ 11,058.87
SECTION III - PROPOSED FITNESS PAVILION REMODEL BID				\$ 141,939.86
SECTION III - BID WORKING DAYS			30	

Section IV - PROPOSED POOL PAVILION / STORAGE FACILITY

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Pad Construction / Conf. Foundation	1	ls	\$ 46,374.41	\$ 46,374.41
(ii) Framing	1	ls	\$ 29,272.35	\$ 29,272.35
(iii) Cornice / Trim	1	ea	\$ 17,114.61	\$ 17,114.61
(iv) Plumbing	1	ls	\$ 29,567.86	\$ 29,567.86
(v) Electrical	1	ls	\$ 15,909.13	\$ 15,909.13
(vi) Plumbing Fixtures	1	ls	Included	\$ -
(vii) Light Fixtures	1	ls	\$ 17,649.82	\$ 17,649.82
(viii) Exterior Ceiling Panel	1	ls	\$ 6,637.34	\$ 6,637.34
(ix) Fiber Cement Siding / Trim	1	ls	\$ 8,825.47	\$ 8,825.47
(x) Roof Sheathing	1	ls	\$ 3,490.14	\$ 3,490.14
(xi) Flashing Weatherproofing	1	ls	\$ 3,141.94	\$ 3,141.94
(xii) Composition Shingle Roof	1	sf	\$ 5,042.81	\$ 5,042.81
(xiii) Gutters	1	ls	\$ 1,346.54	\$ 1,346.54
(xiv) Doors / Weatherstripping	1	ls	\$ 1,122.12	\$ 1,122.12
(xv) Hardware	1	ls	\$ 1,570.97	\$ 1,570.97
(xvi) Windows	1	ls	\$ 1,283.71	\$ 1,283.71
(xvii) Vents	1	ls	\$ 4,797.06	\$ 4,797.06

(xviii) Stone Veneer	1	ls	\$ 20,669.45	\$ 20,669.45
(xix) Stucco Veneer	1	ls	\$ 20,703.11	\$ 20,703.11
(xx) Exterior Painting	1	ls	\$ 14,358.65	\$ 14,358.65
(xxi) Castone Wainscot & Sills	1	ls	\$ 3,063.39	\$ 3,063.39
(xxii) Castone Column Cap	5	ea	\$ 280.53	\$ 1,402.65
(xxiii) Shaded Pavilion Area Cool Deck Surfacing	1	ls	\$ 4,135.57	\$ 4,135.57
(xxiv) Office Countertop Exterior & Interior	1	ls	\$ 585.75	\$ 585.75
(xxv) Bathroom Countertop Solid Surface ADA Conceled Base Vanity	1	ls	\$ 3,577.32	\$ 3,577.32
(xxvi) Restroom Accessories & Partitions	1	ls	\$ 5,466.97	\$ 5,466.97
(xxvii) Storage Overhead Door	2	ea	\$ 4,165.31	\$ 8,330.62
(xxix) Steel Gate w/Magnetic Gate Access	1	ls	\$ 3,674.94	\$ 3,674.94
(xxx) Haws Water Fountain	1	ls	\$ 1,907.60	\$ 1,907.60
(xxxii) Fire Extinguishers	3	ea	\$ 504.95	\$ 1,514.85
(xxxii) Stained Concrete Floors	1	ea	\$ 3,913.39	\$ 3,913.39
SECTION IV - PROPOSED POOL PAVILION / STORAGE FACILITY			\$ 3,913.39	\$ 286,450.54
SECTION IV - BID WORKING DAYS				30

Section V - PROPOSED SOFTSCAPE

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Live Oak, 45 Gallon	1	ea	\$ 428.65	\$ 428.65
(ii) American Holly, 30 Gallon	2	ea	\$ 428.65	\$ 857.30
(iii) Indian Hawthorn 'Snow White', 5 Gallon	18	ea	\$ 38.15	\$ 686.70
(iv) Drift Rose 'Peach', 3 Gallon	18	ea	\$ 38.15	\$ 686.70
(v) Mound Juniper, 3 Gallon	20	ea	\$ 38.15	\$ 763.00
(vi) Bermunda Solid Sod & Fine Grading	20	sy	\$ 8.01	\$ 160.20
(vii) Hydromulch & Fine Grading	6838	sf	\$ 0.43	\$ 2,940.34
(viii) Bed Prep & Mulch	253	sf	\$ 12.41	\$ 3,139.73
(ix) Steel Edging	31	lf	\$ 19.51	\$ 604.81
(x) Irrigation (complete)	1	ls	\$ 4,207.95	\$ 4,207.95
(xi) Lousiana Iris, 3 Gallon	37	ea	\$ 33.66	\$ 1,245.42
SECTION V - PROPOSED SOFTSCAPE				\$ 15,720.80
SECTION V - BID WORKING DAYS				5

Section VI - ALTERNATE 1

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Pool Tile	1	ls	\$ 29,915.72	\$ 29,915.72
SECTION VI - PROPOSED ALTERNATE 1				\$ 29,915.72
SECTION VI - BID WORKING DAYS				

Section VII - ALTERNATE 2

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Pool Deck Expansion at Pool Pavilion	290	sf	\$ 8.42	\$ 2,441.80
SECTION VII - PROPOSED ALTERNATE 2				\$ 2,441.80
SECTION VII - BID WORKING DAYS				

Section VIII - ALTERNATE 3

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Funbrella Sleeve	1	ea	\$ 392.74	\$ 392.74
SECTION VIII - PROPOSED ALTERNATE 3				\$ 392.74
SECTION VIII - BID WORKING DAYS				

TOTAL BASE BID PROPOSAL				\$741,303.44
TOTAL ALTERNATE BIDS PROPOSAL				\$32,750.26
TOTAL				\$774,053.70
TOTAL BASE BID WORKING DAYS				100
TOTAL BASE BID				\$740,604.90
TOTAL BASE BID W/ ALT				\$773,355.16

Oakmont PUD Recreation Center Improvements

BID TABULATION (Value Engineering Option)

Prepared By: Sweitzer + Associates

Date: February 8, 2017

Remove from Bid
Price Adjustment
Increase Quantity

Section I - GENERAL ITEMS (NON-TAXABLE)

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
General Conditions	1	ls	\$ 74,758.47	\$ 74,758.47
Performance Bond	1	ls	\$ 12,096.43	\$ 12,096.43
Payment Bond	1	ls	included	\$ -
1 Year Maintenance Bond	1	ls	included	\$ -
Harris County Permitting	1	ls	\$ 3,141.93	\$ 3,141.93
SECTION I - GENERAL BASE BID				\$ 89,996.83
SECTION I - BID WORKING DAYS			5	

Section II - PROPOSED HARDSCAPE (NON-TAXABLE)

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Site Preparation / Rough Grading	1	ls	\$ 5,049.53	\$ 5,049.53
(ii) 5' Concrete Sidewalk	460	sf	\$ 4.77	\$ 2,194.20
(iii) Demolition and Disposal	1	ls	\$ 3,927.41	\$ 3,927.41
(iv) Concrete Pool Deck Replacement	853	sf	\$ 4.77	\$ 4,068.81
(v) Pool Deck Resurfacing	9085	sf	\$ 4.38	\$ 39,792.30
(vi) Pool Deck Resurfacing at Pool Beach Entry	1	ls	\$ 6,586.27	\$ 6,586.27
(vii) Pool Replastering	6650	ea	\$ 8.42	\$ 55,993.00
(viii) Pool Coping Repointing	1	ls	\$ 10,099.06	\$ 10,099.06
(ix) Prefabricated Pool Shade Structure	0	ls	\$ 49,410.23	\$ -
(x) Stone Veneer Surround Shade Structure Post	0	ea	\$ 1,514.86	\$ -
(xi) Site Electrical	1	ls	\$ 2,500.00	\$ 2,500.00
(xii) Gate and Steel Fence Relocation Ref. 8/LS2.1	1	ls	\$ 1,728.06	\$ 1,728.06
(xiii) Proposed Pool Repairs	1	ls	\$ 16,831.77	\$ 16,831.77
SECTION II - HARDSCAPE BID				\$ 148,770.41
SECTION II - BID WORKING DAYS			30	

Section III - PROPOSED FITNESS PAVILION REMODEL

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Demolition and Disposal	1	ls	\$ 2,805.30	\$ 2,805.30
(ii) Fitness Pavilion Intr Ceiling & Wall Gypsum Wallboard	1	ls	\$ 12,858.35	\$ 12,858.35
(iii) Fitness Pavilion Insulation @ Attic	1	ls	\$ 1,548.52	\$ 1,548.52
(iv) Framing	1	ls	\$ 5,471.45	\$ 5,471.45
(v) Window Façade Installation	1	ls	\$ 16,158.50	\$ 16,158.50
(vi) Stone Veneer	1	ls	\$ 14,258.90	\$ 14,258.90
(vii) Electrical	1	ls	\$ 14,871.43	\$ 14,871.43
(viii) Light Fixtures	1	ls	\$ 6,443.21	\$ 6,443.21
(ix) HVAC Systems & Control (complete)	1	ls	\$ 12,567.74	\$ 12,567.74
(x) Office Security Controls Relocation / Office Remodel	1	ls	\$ 6,171.66	\$ 6,171.66
(xi) Front Reception Desk	0	ls	\$ 2,513.55	\$ -
(xii) Rubber Flooring	1711	sf	\$ 3.25	\$ 5,560.75
(xiii) New Concrete Slab	821	sf	\$ 13.47	\$ 11,058.87
SECTION III - PROPOSED FITNESS PAVILION REMODEL BID				\$ 109,774.68
SECTION III - BID WORKING DAYS			30	

Section IV - PROPOSED POOL PAVILION / STORAGE FACILITY

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Pad Construction / Conf. Foundation	1	ls	\$ 46,374.41	\$ 46,374.41
(ii) Framing	1	ls	\$ 29,272.35	\$ 29,272.35
(iii) Cornice / Trim	1	ea	\$ 17,114.61	\$ 17,114.61
(iv) Plumbing	1	ls	\$ 29,567.86	\$ 29,567.86
(v) Electrical	1	ls	\$ 15,909.13	\$ 15,909.13
(vi) Plumbing Fixtures	1	ls	Included	\$ -
(vii) Light Fixtures	1	ls	\$ 17,649.82	\$ 17,649.82
(viii) Exterior Ceiling Panel	1	ls	\$ 6,637.34	\$ 6,637.34
(ix) Fiber Cement Siding / Trim	1	ls	\$ 8,825.47	\$ 8,825.47
(x) Roof Sheating	1	ls	\$ 3,490.14	\$ 3,490.14
(xi) Flashing Weatherproofing	1	ls	\$ 3,141.94	\$ 3,141.94
(xii) Composition Shingle Roof	1	sf	\$ 5,042.81	\$ 5,042.81
(xiii) Gutters	1	ls	\$ 1,346.54	\$ 1,346.54
(xiv) Doors / Weatherstripping	1	ls	\$ 1,122.12	\$ 1,122.12
(xv) Hardware	1	ls	\$ 1,570.97	\$ 1,570.97
(xvi) Windows	1	ls	\$ 1,283.71	\$ 1,283.71
(xvii) Vents	1	ls	\$ 4,797.06	\$ 4,797.06

(xviii) Stone Veneer	1	ls	\$ 20,669.45	\$ 20,669.45
(xix) Stucco Veneer	1	ls	\$ 20,703.11	\$ 20,703.11
(xx) Exterior Painting	1	ls	\$ 14,358.65	\$ 14,358.65
(xxi) Castone Wainscot & Sills	1	ls	\$ 3,063.39	\$ 3,063.39
(xxii) Castone Column Cap	5	ea	\$ 280.53	\$ 1,402.65
(xxiii) Shaded Pavilion Area Cool Deck Surfacing	1	ls	\$ 4,135.57	\$ 4,135.57
(xxiv) Office Countertop Exterior & Interior	1	ls	\$ 585.75	\$ 585.75
(xxv) Bathroom Countertop Solid Surface ADA Concealed Base Vanity	1	ls	\$ 3,577.32	\$ 3,577.32
(xxvi) Restroom Accessories & Partitions	1	ls	\$ 5,466.97	\$ 5,466.97
(xxvii) Storage Overhead Door	2	ea	\$ 4,165.31	\$ 8,330.62
(xxix) Steel Gate w/Magnetic Gate Access	1	ls	\$ 3,674.94	\$ 3,674.94
(xxx) Haws Water Fountain	1	ls	\$ 1,907.60	\$ 1,907.60
(xxxi) Fire Extinguishers	3	ea	\$ 504.95	\$ 1,514.85
(xxxii) Stained Concrete Floors	0	ea	\$ 3,913.39	\$ -
SECTION IV - PROPOSED POOL PAVILION / STORAGE FACILITY			\$ 3,913.39	\$ 282,537.15
SECTION IV - BID WORKING DAYS				30

Section V - PROPOSED SOFTSCAPE

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Live Oak, 45 Gallon	1	ea	\$ 428.65	\$ 428.65
(ii) American Holly, 30 Gallon	2	ea	\$ 428.65	\$ 857.30
(iii) Indian Hawthorn 'Snow White', 5 Gallon	18	ea	\$ 38.15	\$ 686.70
(iv) Drift Rose 'Peach', 3 Gallon	18	ea	\$ 38.15	\$ 686.70
(v) Mound Juniper, 3 Gallon	20	ea	\$ 38.15	\$ 763.00
(vi) Bermunda Solid Sod & Fine Grading	20	sy	\$ 8.01	\$ 160.20
(vii) Hydromulch & Fine Grading	6838	sf	\$ 0.43	\$ 2,940.34
(viii) Bed Prep & Mulch	253	sf	\$ 12.41	\$ 3,139.73
(ix) Steel Edging	31	lf	\$ 19.51	\$ 604.81
(x) Irrigation (complete)	1	ls	\$ 4,207.95	\$ 4,207.95
(xi) Lousiana Iris, 3 Gallon	37	ea	\$ 33.66	\$ 1,245.42
SECTION V - PROPOSED SOFTSCAPE				\$ 15,720.80
SECTION V - BID WORKING DAYS				5

Section VI - ALTERNATE 1

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Pool Tile	1	ls	\$ 29,915.72	\$ 29,915.72
SECTION VI - PROPOSED ALTERNATE 1				\$ 29,915.72
SECTION VI - BID WORKING DAYS				

Section VII - ALTERNATE 2

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Pool Deck Expansion at Pool Pavilion	290	sf	\$ 8.42	\$ 2,441.80
SECTION VII - PROPOSED ALTERNATE 2				\$ 2,441.80
SECTION VII - BID WORKING DAYS				

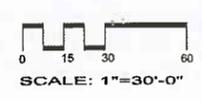
Section VIII - ALTERNATE 3

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Texana Builders
(i) Funbrella Sleeve	4	ea	\$ 392.74	\$ 1,570.96
SECTION VIII - PROPOSED ALTERNATE 3				\$ 1,570.96
SECTION VIII - BID WORKING DAYS				

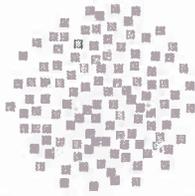
TOTAL BASE BID PROPOSAL				\$741,303.44
TOTAL ALTERNATE BIDS PROPOSAL				\$4,012.76
TOTAL				\$745,316.20
TOTAL BASE BID WORKING DAYS				100
TOTAL BASE BID				\$646,899.87
TOTAL BASE BID W/ ALT				\$650,912.63



OAKMONT P.U.D.
REC CENTER LAYOUT



switzer : associates
13300 katy freeway * houston, texas 77079
281-496-3111 * fax 281-496-3113



landscape architects
planning consultants

TRANSMITTAL SHEET

TO:	Cindy Schmidt	FROM:	Richard Haddock
COMPANY:	Cal-Atlantic Homes of Texas Inc.	DATE:	2/3/2017
ADDRESS:		TOTAL NO. OF PAGES INCLUDING COVER:	2
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	216-027
RE:	Oakmont Public Utility District: Retaining wall contractor invoice	YOUR REFERENCE NUMBER:	

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Cindy-

Enclosed is the Invoice 2007002 for Payment #1 (and final) approved for the Oakmont Public Utility District W. Rayford Rd. Planter Retaining Walls project from Site Landscaping Service. Inspection walk made January 31st, 2017. If you have any questions or comments, please contact me.

Thanks,

Rick

281-496-3111v 281-496-3113f

13300 KATY FREEWAY HOUSTON, TEXAS 77079

Site Landscaping Service

Phone: 281-820-1199 Fax: 281-820-1113
 6910 Romona Blvd.
 Houston, TX 77086

Invoice

Date	Invoice #
1/30/2017	2007002

Bill To
Oakmont Public Utility District C/O Sweitzer & Associates 13300 Katy Freeway Houston, TX 77079

P.O. No.	Terms	Project

Qty	Description	Rate	Amount
	Construction of three stone bed retainer walls, as per our contract dated 01-12-2017.		
	Hardscape Material	6,869.20	6,869.20
	Hardscape Labor	10,303.80	10,303.80

Subtotal		\$17,173.00
Sales Tax (8.25%)		\$0.00
Total		\$17,173.00
Payments/Credits		\$0.00
Balance Due		\$17,173.00

APPROVED

DATE:

2/2/17

Oakmont Public Utility District
Auburn Lakes
Recreation Center Pool Renovation
216-027

sweitzer + associates

NOTICE TO PROCEED

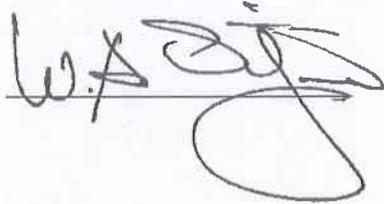
Owner: Oakmont Public Utility District

Contractor: Monarch Pools Inc.

Date of Contract: January 12, 2017

Work: Construction of Oakmont Public Utility District Auburn Lakes Recreation Center Pool Renovation, Harris County, Texas

Owner gives notice to Contractor that the Work under the contract shall commence on January 30th, 2017, on which date the Contract Time 45 Calendar days shall begin to run.

A handwritten signature in black ink, appearing to be 'W. A. [unclear]', written over a horizontal line.

APPROVAL:



8701 New Trails Drive, Suite 200
The Woodlands, Texas 77381-4241
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

February 7, 2017

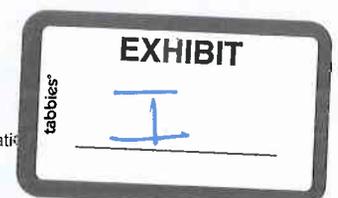
Board of Directors
Oakmont Public Utility District
c/o Coats | Rose
9 Greenway Plaza, Suite 1100
Houston, Texas 77046

Re: Engineering Report
Board Meeting of February 9, 2017

Dear Directors:

The following information summarizes our activities on your behalf since your last meeting:

1. **Water Plant Inspection** – We will present the results of the mechanical and electrical inspection of the District’s water plant at this month’s Board meeting.
2. **West Detention Pond Outfall Repairs and Improvements** – Last month the Board awarded the project to Camino Services, LLC based on the low base bid plus alternate bid item no. A1. We recently received the executed contracts from the contractor and provided the contracts to the District’s attorney for review. We plan to present the contracts for the Board’s review and execution at this month’s Board meeting subject to the District’s attorney review.
3. **South Detention Basin TrashTrooper** – We received bids for the South Detention Basin TrashTrooper on February 7, 2017. Rally Construction, Inc. submitted the low base bid in the amount of \$72,931.00. Enclosed is a copy of the bid tabulation. We recommend awarding the contract to Rally Construction, Inc. based on their low base bid. We will present a Recommendation of Award at this month’s Board meeting. Last month the Board authorized us to contact the neighboring property owners to advise them of the project. Enclosed is a copy of one of the letters we sent.
4. **Parks, Recreation, and Landscape Items** –
 - a. **The Woodlands Connector Trail** – There is nothing new to report this month.
 - b. **Recreation Center Site Work** – We received Harris County approval for the civil site improvements portion of the project last month.





Board of Directors
Oakmont Public Utility District
Page 2 of 2
February 7, 2017

- c. **Sidewalk Clean-Up Project** – We received Estimate No. 2519 in the amount of \$2,958.00 from Vista Landscape Services, LLC for the removal of dead trees and other debris along the sidewalks on the north side of West Rayford Road between New Auburn Dr. and Haverford Rd.

- d. **West Detention Pond Landscape Revitalization** – We received Estimate No. 2523 in the amount of \$11,445.00 from Vista Landscape Services, LLC. The estimate includes the removal and replacement of 31 trees of various types in and around the West Detention Pond. The Board may want to consider authorizing the District’s landscape architect and maintenance contractor to review the proposal and recommend any necessary changes.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Roznovsky'.

Chris Roznovsky, PE
Engineer for the District

CVR:dxh

K:\W5489\W5489-0900-17 2017 General Consultation\Meeting Files\Status Reports\2-2017 .doc



8701 New Trails Drive, Suite 200
The Woodlands, Texas 77381-4241
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

February 7, 2017

David and Tammy Tubb
6302 Holden Mills Dr.
Spring, TX 77389

Re: Notice of Construction
South Detention Basin TrashTrooper
Oakmont Public Utility District

Dear Mr. and Mrs. Tubb:

Oakmont Public Utility District (the "District") is required to install a storm water quality feature on storm sewer entering the south detention basin, located behind your property, per Harris County requirements. A storm water quality feature is a device that removes debris from the storm water runoff to protect the environment. The District has decided to install an underground storm water quality feature called a TrashTrooper. The proposed TrashTrooper will be installed underground within an existing 20-foot (20') wide storm sewer easement located along the property line with your neighbor at 6303 Holden Mills Drive.

The construction will include the removal of the existing storm sewer manhole and a section of the box culvert located in your front yard and the installation of a TrashTrooper. An access hatch will be installed near the location of the removed storm sewer manhole to allow the TrashTrooper to be routinely inspected and cleaned. Upon completion of the installation the site will be restored to its existing, or better, condition. Enclosed is an exhibit identifying the proposed installation location and an example of the access hatch.

Construction is expected to start at the end of March or beginning of April 2017.



Mr. and Mrs. Tubb
Oakmont Public Utility District
Page 2 of 2
February 7, 2017

If you have any questions or concerns about the project please contact me by phone at (281) 363-4039 or email at croznovsky@jonescarter.com.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Roznovsky'.

Chris Roznovsky, PE
District Engineer

CVR/dxb

K:\W5489\W5489-0900-17 2017 General Consultation\Correspondence\Letters\LETTER to Tubb Residents.doc

Enclosures

cc: Board of Directors – Oakmont Public Utility District
Ms. Mallory Craig – Coats | Rose
Mr. Robb Clark – Hays Utility South Corporation



Removal of Existing Manhole

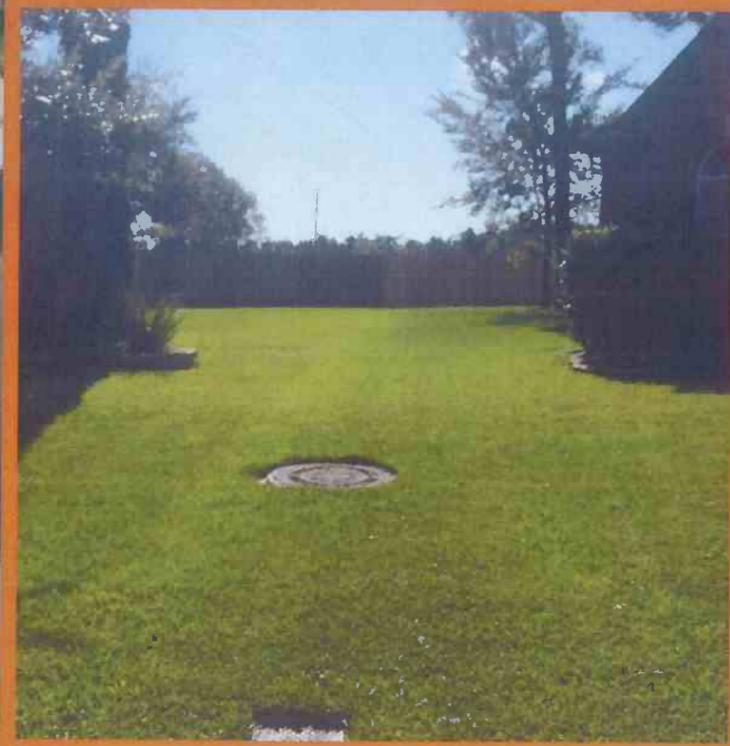
Proposed Trash Trooper

Existing 6'x4' RCB

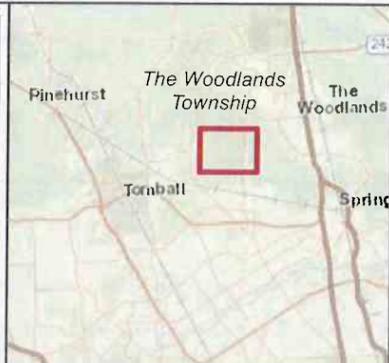
20' STORM EASEMENT



Example Trash Trooper Access



Existing Site Condition



VICINITY MAP

Scale: 1 inch equals 10 miles

LEGEND

- Trash Trooper
- 6'x4' RCB
- 20' Storm Easement

Aerial Imagery flown 2014

**Proposed
Trash Trooper
Detail**

**South Basin
HARRIS COUNTY, TEXAS**



1 inch equals 20 feet

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439

User Name: dml
Date: 10/17/2016
Project Number: WS488-0074-00
Path: E:\Spec\Projects\DM\South Basin\South Basin Detail.mxd

Vista Landscape Services, LLC

12535 Cutten Road
Houston, TX 77066

Estimate

Date	Estimate #
2/2/2017	2519

Name / Address
Oakmont PUD Jones Carter 8701 New Trails Drive, Suite 200 The Woodlands, Texas 77381-4241

Ship To
Oakmont PUD Jones Carter 8701 New Trails Drive, Suite 200 The Woodlands, TX 77381-4241

P.O. No.	Due Date	Rep	Account #	Project
	2/2/2017			

Qty	Item	Description	Rate	Total
	Tree Work	Tree Work: both sides of the sidewalk from Northcrest east to the easement just before Haverford and from Northcrest going west to New Auburn. North side of W. Rayford only. Natural areas between residents' back fence lines to the edge of the sidewalks and from sidewalks out to edge of natural areas before the refined ditch areas.	0.00	0.00
	Tree Work	Description of work: remove all dead branches, felled trees, cut up logs, etc. Cut down and remove any small dead trees such as native yaupon, sweetgum, etc. NO LARGE STANDING TREE REMOVAL IS INCLUDED. Remove piles of branches that are located along the sidewalk. Remove sections of (trees) that were felled and left to rot. Also, remove all litter, cans, papers, etc. DO NOT CUT DOWN LARGE EXISTING STUMPS, NOT INCLUDED. Reasonably sized branches will be removed, sticks as such will be left in place. Thank you.	0.00	0.00
	Tree Work	Goal to be achieved is to remove dead debris so that living plant materials have more open sun and air to flourish and grow stronger. Also, to clean up the area and keep natural without the influence of dumped items and casual litter. Thank you. Proposal price for labor and dump fees for both types of debris:	2,958.00	2,958.00

281-586-9900	www.vistals.com
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Subtotal
Sales Tax (8.25%)
Total

Vista Landscape Services, LLC

12535 Cutten Road
Houston, TX 77066

Estimate

Date	Estimate #
2/2/2017	2519

Name / Address
Oakmont PUD Jones Carter 8701 New Trails Drive, Suite 200 The Woodlands, Texas 77381-4241

Ship To
Oakmont PUD Jones Carter 8701 New Trails Drive, Suite 200 The Woodlands, TX 77381-4241

P.O. No.	Due Date	Rep	Account #	Project
	2/2/2017			

Qty	Item	Description	Rate	Total
	Landscape Mainte...	SPECIAL NOTE: TO ADD THE EDGING OF THE WALKS AND THE LITTER PICKUP OF THE WALKS ON A 42 VISIT BASIS WHEN MAINTAINING ALL OTHER AREAS PLEASE BE ADVISED THAT THE COST PER MONTH IN ADDITION TO THE EXISTING CONTRACTUAL MONTHLY PRICE WOULD BE \$ 295.00 PER MONTH. THANK YOU. CREW IS ALREADY BLOWING THE WALKWAY AS PART OF NORMAL WORK DUTIES. THANK YOU.	0.00	0.00

281-586-9900	www.vistals.com
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Subtotal	\$2,958.00
Sales Tax (8.25%)	\$0.00
Total	\$2,958.00

Vista Landscape Services, LLC

12535 Cutten Road
Houston, TX 77066

Estimate

Date	Estimate #
2/3/2017	2523

Name / Address
Oakmont PUD Jones Carter 8701 New Trails Drive, Suite 200 The Woodlands, Texas 77381-4241

Ship To
Oakmont PUD Jones Carter 8701 New Trails Drive, Suite 200 The Woodlands, TX 77381-4241

P.O. No.	Due Date	Rep	Account #	Project
	2/3/2017			

Qty	Item	Description	Rate	Total
	Landscape Revital...	Landscape Revitalization: West Detention pond at New Auburn. Replace the following materials: 4 - 45 g Live Oaks, 1 - 15 g Cherry Laurel, 2 - 45 g River Birch, 1 - 45 g Red Oak, 1 - 45 g Burr Oak and 22 - 30 g Bald Cypress (using 30 g size for Bald Cypress because they grow fast and can save money on that quantity). Include black mulch, fertilizer, etc. Includes removal of all old trees plus install new trees with stake sets and Agriform fertilizer. PLEASE NOTE THERE ARE SOME TREES LEANING THAT WILL NEED TO REMAIN THAT WAY UNLESS WE WAIT UNTIL NEXT WINTER AND CUT THE ROOT BALLS AND RE-PLANT. Thank you.	11,445.00	11,445.00

281-586-9900	www.vistals.com
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Subtotal	\$11,445.00
Sales Tax (8.25%)	\$0.00
Total	\$11,445.00

Auburn Lakes Recreation Center:
Oakmont Public Utility District
Monthly Report – January 2017



RISHER FITNESS MANAGEMENT

Prepared by: Ian McNally – Director
Risher Fitness Management, Inc.

Risher Fitness Management, Inc. has been contracted to manage the Auburn Lakes Recreation Center.



Auburn Lakes Recreation Center and Risher Fitness Management Mission Statement

Our mission here at Risher Fitness Management is to provide safe and fun recreation, fitness, special events, and wellness opportunities for all residents. We strive to promote and enhance healthy lifestyles and well-being in a welcoming environment for both children and adults alike. Providing a clean, fun, and quality experience in every one of the recreation centers we manage with qualified and certified employee's. We aim to offer you with the best and most positive environment you will find in any community recreational setting. Through quality customer service and community activities we hope to bring each community closer together.

The first month here at the Auburn Lakes Recreation Center has been fun and extremely busy. During this first month we have worked on establishing new Rules and Regulations for the entire facility, as well as help produce the new reservation agreement for the Clubhouse. While doing this a cleaning service has been hired to start cleaning the facility once a week and for special occasions as needed. Air conditioning preventative maintenance for both buildings has also been renewed for the remainder of the year and will be performed every quarter. To help with the reservation process and to give myself some added support we have hired an Assistant Director, Jennifer Cox. She will be taking over primary responsibility with booking the Clubhouse and helping to both brainstorm and implement new programs for the facility. Establishing when peak hours for use at the Fitness Center as well as introducing Jennifer and myself to the residents has been my main objective this month.

Employees

The regular employees at the Auburn Lakes Recreation Center working under Risher Fitness Management, Inc. (RFM) for the month included:

- Ian McNally- Director
- Jennifer Cox- Assistant Director

Fitness Center Staff & Member Culture/Morale

The staff and the members are continuing to build relationships with one another. Inside the fitness center we are sure to introduce ourselves and make small talk with each and every resident. Training the Assistant Director to do all of the tasks that she will be responsible for as well as a few of the tasks the Director is responsible for has been a priority in these first few weeks. Establishing relationships with the residents to build interest in the facility will remain at the top of both of our lists throughout the entire renovation process.

Cleaning

Cleaning and wiping down the equipment during and at the end of our shifts each day has been a task shared by the entire staff so far. The cleaning crew comes in on Thursday nights have done a good job of cleaning both buildings and have made an enormous difference in the overall cleanliness and

atmosphere of the fitness center in particular. The members are continually reminded to clean their equipment after each use, although some need some serious encouragement.

Fitness Center Attendance

This month produced an attendance total of 1,120 people to the fitness center for the entire month. The average weekly attendance for the month was approximately 280 residents per week.

Amenities

This month saw an order/purchase of the following needed amenities:

- Soap dispensers
- Air freshener dispensers
- Paper towels
- Hand soap
- Air fresheners.

Fitness Center

Overall the facility is in usable condition. All locks have been replaced with the same key able to open them all with only select employees and Board members having the master keys. After the full cleaning done by Vanguard last Thursday, members are noticing an improved cleanliness and smell of the building and restrooms in particular. Soap dispensers and air fresheners have been installed in the main floor as well as all restrooms. All strength machines are still in working order as well as the cardio machines. Although the cardio machines are in need of a tune up, it is our belief they will be fine until the renovations are completed. Gordon Safe Lock has come out to begin the process of updating our software and will be done with the install later this week.

Clubhouse

The Clubhouse continues to be in good shape and is also being cleaned every Thursday by Vanguard. Soap dispensers and air fresheners have been installed in the restrooms and kitchen area. This weekly cleaning will be needed as we continue to reserve the building out to more and more residents in the coming months. Similar to the Fitness Center, all locks have been replaced with the same key able to open them all with only select employees and Board members having the master keys.

Playground

The playground remains in good condition. Minor repairs have been made throughout the month including cleaning markings off the climbing wall and tightening of the climbing wall hand grips. The lamp post next to the picnic area is in need of an entirely new light fixture due to the previous one being broken off for what looks like quite some time.

Retention Ponds

Both retention ponds are in great shape and very well taken care of. A representative from Knight Pro Service will be coming out to give a quote on having the west pond benches power washed clean now that there is a break from the rain. The Eagle Scout Project continues to move forward as he has sent us his plans for the outdoor equipment for further discussion.

Emergencies & Accidents

No emergencies or accidents this month

Bulletin Board Material

All important fitness center information is going to be updated monthly on our facility's "bulletin board". These posts will give residents valuable information and updates on upcoming renovations immediately as they enter the fitness center. Major bulletin board materials for the month included:

- Staff Biographies
- Fitness Center Rules
- Local Emergency Contact information

Future Plans

Future plans to improve and promote the fitness center are the following:

- Oakmont PUD website
- Adding timers to the lights outside of the Clubhouse
- A/V equipment for the Clubhouse
- Replace Playground light fixture
- New Fitness Equipment
- Fitness Center and Pool renovations
- Future fitness and recreational programs for residents
- Personal Training services

January was overall a very exciting month. As we continue to adjust to the facility and continue to grow with the community, my staff and I will continue to explore more avenues to get the residents involved. As residents learn to trust the staff and look to them as their chief source of fitness and exercise knowledge, the fitness center staff and director will continue to find the best solutions for everyone. To improve the Auburn Lakes Recreation Center, we must continue to both update the residents as well as reassure them that all decisions made regarding the facility meet their needs and align with the mission of the recreation center, as well as Risher Fitness Management.

Ian McNally
Recreation Center Director



Oakmont PUD <oakmontpudboard@gmail.com>

Auburn Lakes HOA website - PUD corner

4 messages

Ana Luisa Laws <analuisa.laws@gmail.com>

Mon, Jan 23, 2017 at 2:26 PM

To: Valerie Overbeck <voverbeck@chaparralmanagement.com>, "Mallory J. Craig" <mcraig@coatsrose.com>, Oakmont PUD <oakmontpudboard@gmail.com>

Valerie, Mallory, and Ty,

Can you help me understand why the HOA website's PUD corner is not updated? This seems to be a recurring problem. Is it that Coats Rose does not provide the information to Chaparral? Or is Chaparral too busy to post it in a timely manner? Is it a different reason altogether? It's frustrating as a resident that this never seems to be current.

Thank you,
Ana Laws

3 attachments



image1.PNG
176K

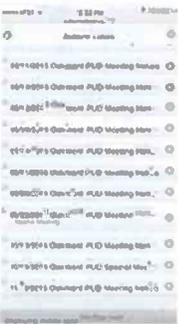


image2.PNG
184K





Mallory J. Craig <mrcraig@coatsrose.com> Mon, Jan 23, 2017 at 2:20 PM
 To: Ana Luisa Laws <analuisa.laws@gmail.com>, Valerie Overbeck <voverbeck@chaparralmanagement.com>, Oakmont Pud <oakmontpudboard@gmail.com>

This matter is being addressed. The website should be updated soon. It seems to have been a communication error and not a lack of action on either parties part.

Thank you,

Mallory J. Craig
 Associate Attorney

COAT RO
 A PRO IO AL CORPORATIO

Greenway Plaza, Suite 1100
 Houston, Texas 77046
 Direct: 713.633.7000 Fax: 713.610.0220
 mrcraig@coatsrose.com

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Ana Luisa Laws <analuisa.laws@gmail.com> Mon, Jan 23, 2017 at 2:40 PM
 To: "Mallory J. Craig" <mrcraig@coatsrose.com>
 Cc: Valerie Overbeck <voverbeck@chaparralmanagement.com>, Oakmont Pud <oakmontpudboard@gmail.com>

Thank you. Is there a meeting this Wednesday but it's not listed, nor is the agenda posted. When will it be updated? Before or after the meeting?

Kindly,
 Ana

quoted text hidden

Valerie Overbeck <voverbeck@chaparralmanagement.com> Mon, Jan 23, 2017 at 6:07 PM
 To: Ana Luisa Laws <analuisa.laws@gmail.com>
 Cc: "Mallory J. Craig" <mrcraig@coatsrose.com>, Oakmont Pud <oakmontpudboard@gmail.com>

we update the information within one business day of receipt. Mallory sent an agenda and minutes this morning and they are up on the site now. Please note this is being done at no cost to the PUD or additional cost to the HOA. Mallory was going to make a note at the next meeting that the delay in information on the website was due to a miscommunication in her and her staff not a delay on our part.

Thanks

Valerie

On Monday, January 23, 2017, Ana Luisa Laws <analuisa.laws@gmail.com> wrote:
Valerie, Mallory, and Ty,

Can you help me understand why the HOA website's PUD corner is not updated? This seems to be a recurring problem. Is it that Coats Rose does not provide the information to Chaparral? Or is Chaparral too busy to post it in a timely manner? Is it a different reason altogether? It's frustrating as a resident that this never seems to be current.

Kindest Regards,

Valerie Overbeck, CMCA®, AMS , PCAM®

Community Manager
CMC, Chaparral Management Company, Inc. AAMC®
6630 Cypresswood Drive #100, Spring, Tx 77379

PO Box 681007, Houston, TX 77268-1007
Voice 281 370 7 e t. 16

Fax-281 37 0312

Website: www.chaparralmanagement.com
voverbeck@chaparralmanagement.com

Office hours:

Monday thru Friday 9:00am-12:30pm/ 1:15pm-5:00pm



Please consider the environment before printing this email



Oakmont PUD <oakmontpudboard@gmail.com>

Life Guards for the Pool

2 messages

Diane Dawley <dianedawley@yahoo.com>

Tue, Jan 31, 2017 at 10:42 AM

To: oakmontpudboard@gmail.com

My daughters would like to Life Guard at the Auburn Lakes pool this summer. Who should they get in contact with to submit an application?

Thank you,
Diane Dawley
713-201-4833

Sent from my iPhone

Oakmont PUD <oakmontpudboard@gmail.com>

Mon, Feb 6, 2017 at 11:00 PM

To: Diane Dawley <dianedawley@yahoo.com>

Diane,

Thank you for leaving your phone number. I will call you tomorrow with the information you need.

Thank you again,

Ty Warren
Oakmont PUD Board

[Quoted text hidden]



Oakmont PUD <oakmontpudboard@gmail.com>

Water rate increase

2 messages

Gene Sowell <gsowell@cruiseone.com>
To: oakmontpudboard@gmail.com

Tue, Feb 7, 2017 at 3:19 PM

Hello,

I am a resident of Auburn Lakes and I was just notified that the water rates for Auburn Lakes have increased significantly. Could you please tell me the reasons for the increase and what actions were taken by the Oakmont PUD Board. Thanks & have a great day!!

Gene Sowell
Sowell & Associates



Gene Sowell

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Oakmont PUD <oakmontpudboard@gmail.com>
To: Gene Sowell <gsowell@cruiseone.com>

Tue, Feb 7, 2017 at 4:09 PM

Gene,

Call me at 713-256-6900. I can brief you on the NHCRW increase, discuss answers, and what to anticipate going forward.

Thank you,
Ty Warren
Oakmont PUD Board

[Quoted text hidden]

