

- Ms. Marilynn Smith inquired about mowing at the west detention pond and requested the mowing to be less frequent for some areas so that the aesthetics of the area are preserved. Mr. Dillard provided information regarding the care of the plants discussed.

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

CONSIDER APPROVAL OF MINUTES FROM MEETINGS HELD FEBRUARY 9, 2017

The Board then considered the proposed minutes from the meeting held on February 9, 2017. Upon motion made by Director Hebert and seconded by Director Sullivan, the Board, by unanimous vote, approved the minutes as presented.

BOOKKEEPER'S REPORT

The Board recognized Ms. Loggins, who reviewed the Bookkeeper's Report and checks listed for payment, attached as Exhibit "D" to these minutes. After review and consideration, upon a motion made by Director Sullivan, seconded by Director Hebert, 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 "E". Ms. Oliver noted 96.7% of the District's 2016 tax levy has been collected.

Ms. Oliver also presented a request from a property owner for waiver of penalty and interest fees attached to a delinquent tax account. Ms. Oliver noted the property owner purchased the property towards the end of 2016, but that HCAD did not timely update the property account to reflect the new ownership, which caused the tax statement to be sent to the wrong address. Ms. Oliver stated that since this was an error on behalf of HCAD, granting the waiver of the penalty and interest fees would be appropriate and in line with statutes.

After discussion, upon a motion duly made by Director Hebert, seconded by Director Sullivan, the Board voted unanimously to approve the TAC's Report, to authorize payment of the checks listed therein, and grant the waiver of penalty and interest fees as requested and recommended.

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 "F". Mr. Clark reported on the following:

- the total connection count is 1,163;
- the water accountability ratio was 97.82%; and
- there were no excursions for the month.

Mr. Clark also reported that a water tap was made on West Rayford Road near Gosling Road for the church being constructed. He noted that during the construction of the tap, the monument at the entrance of the neighborhood was damaged as the soil underneath the monument shifted when the area was excavated to make the tap. Mr. Clark stated that once the soil dries, Hays Utility will repair the monument and reinforce the soil underneath.

Upon a motion brought by Director Hebert, seconded by Director Sullivan the Board approved the Operator's Report.

ATTORNEY'S REPORT

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

Amend Website Services Agreement

Ms. Craig presented an amendment to the website services agreement with Off Cinco for the Board's consideration. Ms. Craig noted that the original agreement did not include fees for hosting the clubhouse reservation system, and since the Board wishes to include such feature, the amendment is necessary. Ms. Craig noted that the monthly fee increase will only be \$50 a month.

After discussion, upon a motion by Director Sullivan, seconded by Director Hebert, the Board voted unanimously to approve the website services agreement amendment as presented.

Resolution Establishing Towing Policy

Ms. Craig presented a Resolution Establishing Recreation Center Parking Lot Towing Policy. Ms. Craig reviewed the Policy and discussed the requirements for enforcing such policy.

After discussion, upon a motion by Director Sullivan, seconded by Director Hebert, the Board voted unanimously to adopt the Policy as presented, to authorize purchase of the statutorily required signs, and effectuate enforcement of the Policy after such time as the towing signs are installed.

Resolution Declaring Intent to Reimburse Expenses by the District

Ms. Craig then presented a Resolution Declaring Intent to Reimburse Expenses by the District. Ms. Craig explained that the District may reimburse funds expended for certain projects relating to the recreation center from funds remaining from a previsions bond issuance upon approval by the TCEQ pursuant to a Change in Scope and Surplus Funds Application.

After discussion and consideration, upon a motion by Director Hebert, seconded by Director Sullivan, the Board voted unanimously to adopt the Resolution Declaring Intent to Reimburse Expenses, as discussed.

Notice of Election

Ms. Craig then noted that the District is required by statute to post notice of the election on the bulletin board used for posting public notices. Director Warren commented that most residents may not see that notice and inquired as to the Board's opinion on providing an informational notice in the District's water bills and in the Auburn Lakes Homeowners' Association ("HOA") newsletter. Ms. Craig presented a draft of the informational notice to the Board for review, a copy of which is attached hereto as Exhibit "G".

After discussion, upon a motion by Director Sullivan, seconded by Director Hebert, the Board voted unanimously to include the informational notice as presented in the HOA newsletter, and to include the notice in the District water bills.

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 an invoice and final acceptance certificate from Monarch Pools, in the amount of \$23,900.00, and recommended payment thereof. Upon a motion by Director Sullivan, seconded by Director Hebert, the Board voted unanimously to approve payment of the invoice and accepted the certificate of final acceptance.

Mr. Haddock then reported that the District awarded construction of the "inside the fence" facilities to Texana Builders at the special meeting held March 3rd. Mr. Haddock presented the contract documents for approval and execution. Upon a motion by Director Hebert, seconded by Director Sullivan, the Board voted unanimously to approve the contract documents, subject to final review and approval by the District's attorney.

After review, upon a motion brought by Director Sullivan, 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. West Detention Pond Outfall Repairs and Improvements – Mr. Roznovsky provided an update on the progress of these repairs.
2. South Detention Basin Trash Trooper – Mr. Roznovsky presented contracts for review and approval for Rally Construction Services to complete this project. After consideration, upon a motion brought by Director Sullivan, seconded by Director Hebert, the Board voted unanimously to approve the contracts, subject to the District attorney's final review.

3. Recreation Center Construction Management. Mr. Roznovsky then presented a proposal to provide construction management services for the construction of the "inside the fence facility". He explained these services will be in addition to Sweitzer's services, and would be provided at an estimated cost of \$10,000. After discussion, upon a motion by Director Sullivan, seconded by Director Hebert, the Board voted unanimously to engage J&C to provide construction management services for the recreation center construction.
4. Surplus Funds and Change in Scope Application. Mr. Roznovsky then requested authorization to begin preparing the surplus funds and change in scope application discussed under the Attorney's Report. Upon a motion by Director Sullivan, seconded by Director Hebert, the Board voted unanimously to authorize the preparation of the surplus funds/change in scope application.

Upon a motion by Director Hebert, seconded by Director Sullivan, the Board voted unanimously to approve the Engineer's Report.

HEAR REPORT FROM CHAMPIONS HYDROLAWN

The Board recognized Mr. Dillard who presented a report and over-seeding proposal, attached hereto as Exhibit "J".

Mr. Dillard noted that this is the time of year that over-seeding is recommended. He discussed the over-seeding options and recommended over-seeding with a mix of organic and synthetic fertilizer.

After full discussion and consideration, upon a motion by Director Hebert, seconded by Director Sullivan, the Board voted unanimously to authorize the over-seeding with the mix of organic and synthetic fertilizer at a total estimated cost of around \$20,000.

Director Sullivan then requested the District engineer and Champions to investigate who is maintaining the trees at the south detention pond.

HEAR REPORT FROM RECREATION MANAGER

A report was not presented. No action was taken.

HEAR DIRECTOR REPORTS

The Director's discussed their activities throughout the month.

Director Warren requested the Board to authorize a budget increase of \$1,500 for photography services. He noted that more pictures and videos are needed for the District's website.

After discussion, upon a motion by Director Sullivan, seconded by Director Hebert, the Board voted unanimously to approve a photography budget increase of \$1,500 for pictures and videos to be taken of the District for the District's website.

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 noted that an email was received shortly before the meeting regarding the trash trucks. Director Warren stated that he would investigate the matter. Ms. Craig stated that she and Director Warren have addressed all other 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".

- Mr. Steve Ford inquired as to the names of the candidates for election and how to contact the candidates.

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 April 13, 2017.

(DISTRICT SEAL)



Suzanne Sullivan
Secretary, Board of Directors

**AMENDED
OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING**

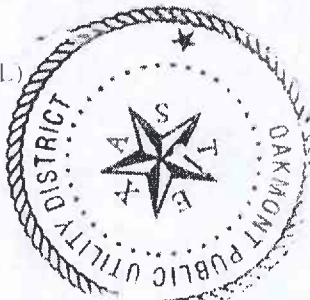
Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of Oakmont Public Utility District will meet in **regular** session, open to the public, at **7:00 p.m.**, on **Thursday, March 9, 2017**, at the **Auburn Lakes Recreation Center**, a meeting location 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 meeting held February 9, 2017.
- 3 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 to reflect updated recreation center construction projects.
- 4 Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
 - a. Approve tax report and authorize payment of invoices from tax account.
- 5 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.
- 6 Hear Attorney's Report and consider taking action thereon, including:
 - a. Consider approving amendment to website services agreement relating to hosting recreation center reservation system;
 - b. Review and consider adopting Resolution Establishing Recreation Center Parking Lot Towing Policy;
 - c. Consider adopting Resolution Declaring Intent to Reimburse Expenses by the District; and
 - d. Consider authorizing notice of election to be included in water bills and to be published in Auburn Lakes Homeowners' Association newsletter in addition to election notice requirements under Texas laws.
- 7 Hear report from Landscape Architect and consider acting thereon, including:
 - a. Hear update on preliminary Master Park Plan; and
 - b. Consider approving execution of finalized construction documents relating to construction of "inside the fence facilities."
- 8 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. Hear update on west detention pond repair;
 - d. Hear update on construction of south detention basin TrashTrooper;
 - e. Receive and consider approving proposal for management of ongoing District recreation construction projects;
 - f. Consider authorizing Engineer to begin preparing Surplus Funds Application;
 - g. Hear report on status of all District facilities and consider taking action thereon; and
 - h. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
- 9 Hear report from Champions Hydrolawn and consider taking any necessary action thereon.
- 10 Hear report from Recreation Manager, and consider taking action thereon, including:
 - a. Consider approving proposal for purchase of fitness equipment.
- 11 Hear Director reports and consider taking action thereon, including:
 - a. Hear from Director Warren regarding additional photos to be taken for the District website, and consider authorizing a budget for the same.
- 12 Review District Emails.
- 13 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 6th day of March, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

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



**AMENDED
OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING**

1260185
03/06/2017 PERSONAL
\$9.00 MPR - NOTICE MTG

*MMQ
NMM/4/1*

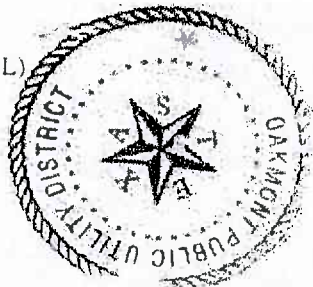
Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of Oakmont Public Utility District will meet in regular session, open to the public, at 7:00 p.m., on **Thursday, March 9, 2017**, at the **Auburn Lakes Recreation Center**, a meeting location inside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

1. Hear from the public.
2. Review and consider approval of minutes from meeting held February 9, 2017.
3. 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 to reflect updated recreation center construction projects.
4. Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
 - a. Approve tax report and authorize payment of invoices from tax account.
5. 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.
6. Hear Attorney's Report and consider taking action thereon, including:
 - a. Consider approving amendment to website services agreement relating to hosting recreation center reservation system;
 - b. Review and consider adopting Resolution Establishing Recreation Center Parking Lot Towing Policy;
 - c. Consider adopting Resolution Declaring Intent to Reimburse Expenses by the District; and
 - d. Consider authorizing notice of election to be included in water bills and to be published in Auburn Lakes Homeowners' Association newsletter in addition to election notice requirements under Texas laws.
7. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Hear update on preliminary Master Park Plan; and
 - b. Consider approving execution of finalized construction documents relating to construction of "inside the fence facilities."
8. 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. Hear update on west detention pond repair;
 - d. Hear update on construction of south detention basin TrashTrooper;
 - e. Receive and consider approving proposal for management of ongoing District recreation construction projects;
 - f. Consider authorizing Engineer to begin preparing Surplus Funds Application;
 - g. Hear report on status of all District facilities and consider taking action thereon; and
 - h. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
9. Hear report from Champions Hydrolawn and consider taking any necessary action thereon.
10. Hear report from Recreation Manager, and consider taking action thereon, including:
 - a. Consider approving proposal for purchase of fitness equipment.
11. Hear Director reports and consider taking action thereon, including:
 - a. Hear from Director Warren regarding additional photos to be taken for the District website, and consider authorizing a budget for the same.
12. Review District Emails.
13. 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 6th day of March, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

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

*5/10/17
H. J. Tamm
DISTRICT ENGINEER
STATE OF TEXAS*

2017 MAR -6 PM 3:19

FILED

*NW
9-21*

**AMENDED
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, March 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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 - b. Review Investment Report and authorize necessary action in connection therewith; and
 - c. Consider amending budget to reflect updated recreation center construction projects.
4. Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
 - a. Approve tax report and authorize payment of invoices from tax account.
5. 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.
6. Hear Attorney's Report and consider taking action thereon, including:
 - a. Consider approving amendment to website services agreement relating to hosting recreation center reservation system;
 - b. Review and consider adopting Resolution Establishing Recreation Center Parking Lot Towing Policy; and
 - c. Consider adopting Resolution Declaring Intent to Reimburse Expenses by the District.
7. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Hear update on preliminary Master Park Plan; and
 - b. Consider approving execution of finalized construction documents relating to construction of "inside the fence facilities."
8. 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. Hear update on west detention pond repair;
 - d. Hear update on construction of south detention basin Trash Trooper;
 - e. Receive and consider approving proposal for management of ongoing District recreation construction projects;
 - f. Consider authorizing Engineer to begin preparing Surplus Funds Application;
 - g. Hear report on status of all District facilities and consider taking action thereon; and
 - h. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
9. Hear report from Champions Hydrolawn and consider taking any necessary action thereon.
10. Hear report from Recreation Manager, and consider taking action thereon, including:
 - a. Consider approving proposal for purchase of fitness equipment.
11. Hear Director reports and consider taking action thereon, including:
 - a. Hear from Director Warren regarding additional photos to be taken for the District website, and consider authorizing a budget for the same.
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EXECUTED this 3rd day of March, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

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

Janice Woodburn
COUNTY CLERK
DALLAS COUNTY TEXAS

2017 MAR -3 PM 1:00

FILED

nlm
HmF

**OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING**

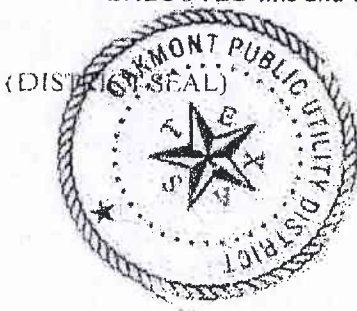
1259905
03/02/2017 PERSONAL
\$9.00 MPR - NOTICE MTG

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, March 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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5. Review Operator's Report and consider taking action thereon, including:
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 - b. Authorize Operator to make necessary repairs to water and sanitary sewer system.
6. Hear Attorney's Report and consider taking action thereon, including:
 - a. Consider approving amendment to website services agreement relating to hosting recreation center reservation system; and
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7. Hear report from Landscape Architect and consider acting thereon, including:
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 - 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.
9. Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including approving proposals for repairs.
10. Hear report from Recreation Manager, and consider taking action thereon.
11. Hear Director reports and consider taking action thereon, including:
 - a. Hear from Director Warren regarding additional photos to be taken for the District website, and consider authorizing a budget for the same.
12. Review District Emails.
13. Hear from the public.

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EXECUTED this 2nd day of March, 2017.



OAKMONT PUBLIC UTILITY DISTRICT

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

2017 MAR 2 PM 1:39
FILED
HARRIS COUNTY CLERK
HARRIS COUNTY TEXAS
Janice Woodburn

DO NOT DETACH

CERTIFICATE OF POSTING OF NOTICE OF MEETING

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

I, Ion McNally, 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 3rd day of March, 2017, at 11 a. .m., which time was not less than 72 hours prior to the scheduled time of the special meeting.

Ion McNally
(Name)

4811-0138-0114, v. 1

4811-0138-0114.1/2641.0

002641.000000\4811-0138-0114.v1

DO NOT DETACH

CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §

COUNTY OF HARRIS §

OAKMONT PUBLIC UTILITY DISTRICT §

I, Ion McNally, 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 0th day of March, 2017, at 12 p.m., which time was not less than 72 hours prior to the scheduled time of the special meeting.

Ion McNally
(Name)

4811-0138-0114, v. 1

4811-0138-0114.1/2641.0

002641.000000\4811-0138-0114.v1

**AMENDED
OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING**

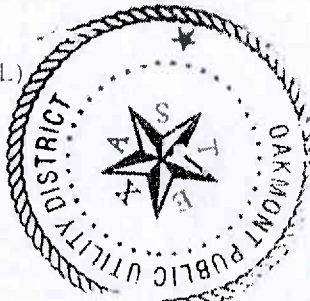
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 - c. Consider adopting Resolution Declaring Intent to Reimburse Expenses by the District; and
 - d. Consider authorizing notice of election to be included in water bills and to be published in Auburn Lakes Homeowners' Association newsletter in addition to election notice requirements under Texas laws.
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 - a. Hear update on preliminary Master Park Plan; and
 - b. Consider approving execution of finalized construction documents relating to construction of "inside the fence facilities."
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EXECUTED this 6th day of March, 2017.

(DISTRICT SEAL)



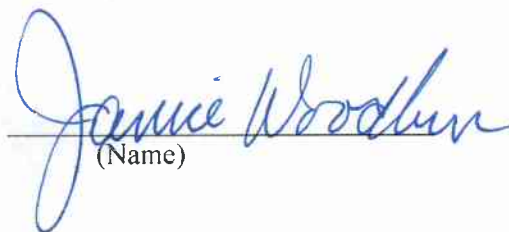
OAKMONT PUBLIC UTILITY DISTRICT

By: 
Mallory J. Craig
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 March 6, 2017, at 12:00 p.m., which time was not less than 72 hours prior to the scheduled time of the meeting.


(Name)

**AMENDED
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, March 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 meeting held February 9, 2017.
3. 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 to reflect updated recreation center construction projects.
4. Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
 - a. Approve tax report and authorize payment of invoices from tax account.
5. 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.
6. Hear Attorney's Report and consider taking action thereon, including:
 - a. Consider approving amendment to website services agreement relating to hosting recreation center reservation system;
 - b. Review and consider adopting Resolution Establishing Recreation Center Parking Lot Towing Policy;
 - c. Consider adopting Resolution Declaring Intent to Reimburse Expenses by the District; and
 - d. Consider authorizing notice of election to be included in water bills and to be published in Auburn Lakes Homeowners' Association newsletter in addition to election notice requirements under Texas laws.
7. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Hear update on preliminary Master Park Plan; and
 - b. Consider approving execution of finalized construction documents relating to construction of "inside the fence facilities."
8. 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. Hear update on west detention pond repair;
 - d. Hear update on construction of south detention basin TrashTrooper;
 - e. Receive and consider approving proposal for management of ongoing District recreation construction projects;
 - f. Consider authorizing Engineer to begin preparing Surplus Funds Application;
 - g. Hear report on status of all District facilities and consider taking action thereon; and
 - h. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
9. Hear report from Champions Hydrolawn and consider taking any necessary action thereon.
10. Hear report from Recreation Manager, and consider taking action thereon, including:
 - a. Consider approving proposal for purchase of fitness equipment.
11. Hear Director reports and consider taking action thereon, including:
 - a. Hear from Director Warren regarding additional photos to be taken for the District website, and consider authorizing a budget for the same.
12. Review District Emails.
13. Hear from the public.

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EXECUTED this 6th day of March, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By:

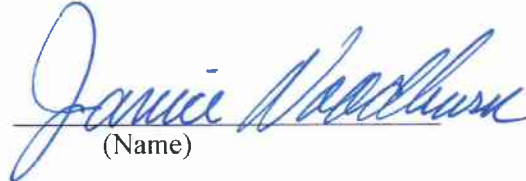
Mallory J. Craig

Mallory J. Craig
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 March 3, 2017, at 2:00 p.m., which time was not less than 72 hours prior to the scheduled time of the meeting.


(Name)

**AMENDED
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, March 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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EXECUTED this 3rd day of March, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By:

Mallory J. Craig
Mallory J. Craig
Coats Rose, P.C.

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 McNally, 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 2nd day of March, 2017, at 2 p.m., which time was not less than 72 hours prior to the scheduled time of the special meeting.

Ian McNally
(Name)

4811-0138-0114, v. 1

4811-0138-0114.1/2641.0

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**AMENDED
OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING**

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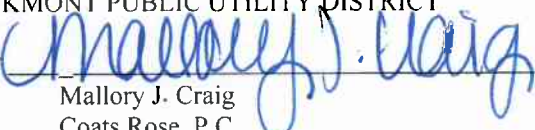
EXECUTED this 3rd day of March, 2017.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By:


Mallory J. Craig
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 March 2, 2017, at 2:00 p.m., which time was not less than 72 hours prior to the scheduled time of the meeting.


(Name)

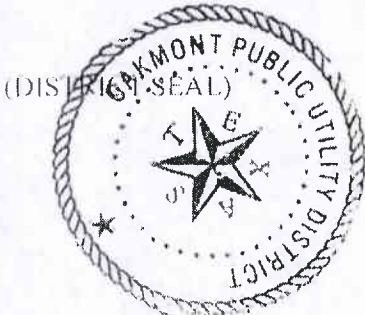
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EXECUTED this 2nd day of March, 2017.



OAKMONT PUBLIC UTILITY DISTRICT

By Mallory J. Craig

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

**OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING**

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EXECUTED this 2nd day of March, 2017.



OAKMONT PUBLIC UTILITY DISTRICT

By

Mallory J. Craig

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

Oakmont PUD
Summary Bookkeeping Report
March 9, 2017

GENERAL OPERATING ACCOUNT - Compass Bank

Ending Balance from last meeting	\$	54,501.55
Receipts	+	205,072.38
Withdrawals and checks	-	131,521.54
Ending Balance at March 9, 2017	\$	128,052.39
<u>Investments</u>		
Money Market Account at Compass Bank	\$	3,627,911.17
Total Operating Funds	\$	3,755,963.56

RECREATIONAL FACILITIES FUND - Compass Bank

Ending Balance from last meeting	\$	7,911.67
Receipts	+	56,742.03
Withdrawals and checks	-	64,094.04
Ending Balance at March 9, 2017	\$	559.66
<u>Investments</u>		
Money Market Account at Compass Bank	\$	876,464.33
Total Recreational Facilities Funds	\$	877,023.99



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 \$ 598,915.43

Receipts + 82.04

Withdrawals - 18.00

Ending Balance at March 9, 2017 \$ 598,979.47

DEBT SERVICE FUND - Compass Bank

Ending Balance from last meeting \$ 2,122,733.12

Receipts + 261,103.99

Withdrawals - 1,582,887.52

Ending Balance at March 9, 2017 \$ 800,949.59

Investments \$ 1,578,345.44

Total Debt Service Funds \$ 2,379,295.03

Next Debt Service Payment due September 1, 2017 - \$514,216.25

REQUESTED ACTION ITEMS - Consider amended budget

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

HISTORICAL TAX SUMMARY

<u>YEAR</u>	<u>RATE</u>	<u>LEVY AMOUNT</u>	<u>OUTSTANDING</u>	<u>\$ COLLECTED</u>	<u>PCT</u>
2016	0.90000	4,098,925.88	132,653.63	3,966,272.25	96.7%
2015	1.00000	4,323,576.53	12,994.06	4,310,582.47	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 **121,049.76** **53,045.02**

	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>
REVENUE		
2016 - TAXES	352,894.95	3,966,272.25
2015 - TAXES	2,639.09	1,016.57
2014 - TAXES		0.00
PRIOR - TAXES		0.00
PENALTY & INTEREST	3,009.67	3,128.25
COLLECTION FEES	684.25	787.65
OVERPAYMENTS	1,228.95	7,120.76
MISC REVENUE		0.00
CAD ADJ DUE TAXPAYER	318.00	2,960.25
TOTAL REVENUE	360,774.91	3,981,285.73

DISBURSEMENTS	<u>CHECK #</u>		
TAX ASSESSOR FEE	1562	1,816.03	8,921.48
M/O TRANSFER		124,639.49	1,150,855.47
PARKS		47,919.68	441,584.98
D/S TRANSFER		258,591.29	2,367,380.79
MISC. DISBURSEMENTS			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	1565	90.00	90.00
REFUND - CAD LAWSUITS			0.00
REFUND - CAD CORR.	1563 & 1564	180.00	2,642.25
CENTRAL APPRAISAL DIST.			8,471.00
TOTAL DISBURSEMENTS		433,236.49	3,985,742.57
ENDING CASH BALANCE		48,588.18	48,588.18



TAX ASSESSOR'S REPORT

OAKMONT PUD

February 2017

TAX ACCOUNT BOOKKEEPER'S NOTES:

1	2016 Taxes collected in February 2017	353,092.95
	Reduced due to taxpayer CAD Correction Roll 05	-198.00
	Net result to 2016 February taxes	352,894.95
2	2015 Taxes collected in February 2017	2,759.09
	Reduced due to taxpayer CAD Correction Roll 16	-120.00
	Net result to 2015 February taxes	2,639.09
3	Overpayments	
	Dep 1716SI01 Account 17 213 860 8	120.33
	Dep 17C17130 Account 17 130 069 004 0001	4,216.61
	Dep 662B Account 17 126 628 003 0023 applied to 2016 Taxes	-3,107.99

CHECKS PRESENTED FOR APPROVAL:

1566	Kenneth Byrd - Tax Assessor Fee	1,816.03
1567	Harris County Appraisal District - CAD 2nd Quarter 2017	7,198.00
1568	Joseph or Tania Dangelo - CAD Refund	228.00
1569	Hardden or Sylvia Weech - CAD Refund	90.00
1570	Baokun Liang or Renping Fu - Overpayment Refund	4,216.61
1571	Concord Equipment Sales - Overpayment Refund	120.33

TOTAL 13,668.97

2016 EXEMPTIONS APPLIED:

<u>EXEMPTION TYPE</u>	<u>NUM APPLIED</u>	<u>EXEMPTION AMOUNT</u>	<u>VALUATION</u>
HOMESTEAD	983	N/A	N/A
OVER 65 / DISABLED	135	10,000/10,000	1,296,700
DISABLED VETERAN	20	AS PER STATUTES	1,713,789

HISTORICAL RATES AND CERTIFIED VALUES:

2012	CERTIFIED A/V:	215,595,476	SUPPLEMENTAL # 22	CORRECTION # 22
2013	CERTIFIED A/V:	279,678,662	SUPPLEMENTAL # 29	CORRECTION # 29
2014	CERTIFIED A/V:	369,272,839	SUPPLEMENTAL # 20	CORRECTION # 20
2015	CERTIFIED A/V:	432,239,817	SUPPLEMENTAL # 16	CORRECTION # 16
2016	CERTIFIED A/V:	455,402,637	SUPPLEMENTAL # 05	CORRECTION # 05
			UNCERTIFIED	2,753,698

<u>2013</u>	<u>RATE</u>	<u>2014</u>	<u>RATE</u>	<u>2015</u>	<u>RATE</u>	<u>2016</u>	<u>RATE</u>
M/O	0.330000	M/O	0.410000	M/O	0.430000	M/O	0.360000
D/S	0.910000	D/S	0.690000	D/S	0.570000	D/S	0.540000
TOTAL	1.240000	TOTAL	1.100000	TOTAL	1.000000	TOTAL	0.900000

Maintenance Tax Election Date

2/7/2004

Maximum Maintenance Tax Rate

\$1.35 per \$100 valuation

<u>ACCOUNT NAME</u>	<u>ACCOUNT NUMBER</u>	<u>PAYMENT AMOUNT PAID THRU</u>
---------------------	-----------------------	---------------------------------

I, KENNETH R. BYRD, TAX ASSESSOR AND COLLECTOR FOR THE ABOVE DISTRICT DO SOLEMNLY SWEAR THAT TO THE BEST OF MY KNOWLEDGE, THIS IS A TRUE AND CORRECT STATEMENT OF THE TAX ACCOUNT FOR THE MONTH STATED THEREON.

KENNETH R. BYRD
TAX ASSESSOR AND COLLECTOR

**OAKMONT PUD
DEPOSITORY PLEDGE REPORT
February 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	1/31/17

<u>Type of Collateral</u>	<u>Market Value</u>
3128P73S0	87,500
3138ALUX3	13,793
3138LTJQ2	5,169,852
3138NRF30	28,519
3138NY4S1	4,783
31418ADQ8	32,739

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
3/9/2017

MONTHLY OPERATIONS REPORT
OAKMONT PUBLIC UTILITY DISTRICT

METER COUNT	
Occupied	1,134
Vacant	3
Commercial	2
Commercial O/D	2
Builder	4
Irrigation/Esplanade	18
Total	1,163

BILLED CONSUMPTION		
01/14/17	to	02/12/17
Residential		7,756,000
Builders		17,000
Commercial O/D		23,000
Commercial		60,000
Irrigation		75,000
Total Gallons		7,931,000

Plant Pumpage: 8,108,000
 Total Production: 8,108,000
 Billed Percentage of Water: 97.82%

	<u>#1</u>
Calculated Well GPM	1,446
Design Well GPM	1,000
Well Pumpage	8,108,000

Total Water Distributed:
 Actual Accountability:

Arrears for the Month of	JANUARY	Month of	FEBRUARY
Cut-Off Notices Mailed	01/23/17	Meter Read Date	02/12/17
Number of Notices Mailed	77	Billing Date	02/17/17
Cut-Off Date	02/14/17	Mailing Date	02/20/17
Number of Actual Cut-Offs	3	Due Date	03/15/17

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



OAKMONT PUBLIC UTILITY DISTRICT

DATE
3/9/2017

MONTHLY OPERATIONS SUMMARY

WATER PRODUCTION

February-17

Harris-Galveston Coastal
Subsidence District Permit Period 9/1/2016 to 8/1/2017

Total Water Pumped for Calendar Month of : February-17 9,294,000 Gallons

Harris-Galveston Coastal
Subsidence District Permitted
Withdrawal 175,000,000 Gallons

Pumpage Against Permit 84,953,000 Gallons

Percentage of Permit Expired 50.00%
Percentage of Allocation Used 48.54%

Distribution System Chlorine Residual Reporting:

Average	<u>1.57</u>	mg/l.
Maximum	<u>1.69</u>	mg/l.
Minimum	<u>1.45</u>	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
3/9/2017

BILLING & COLLECTION REPORT
February-17

Balance Forward
 As of 01/20/17

Total
\$ 62,345.44

Collection Period:

	01/20/17	TO	02/17/17
Deposit		\$	350.00
Water		\$	38,052.15
Sewer		\$	37,323.29
Connect		\$	1,435.00
Penalty		\$	1,042.54
RWA Fee		\$	22,592.94
Undistributed Overpayments		\$	(19,949.37)
TOTAL		\$	80,846.55

Current Adjustments:

\$ 23,466.60

Current Billing for

February-17

	01/14/17	TO	02/12/17
Deposit		\$	-
Water		\$	16,933.95
Sewer		\$	38,529.25
Connect		\$	-
Penalty		\$	924.04
RWA Fee		\$	20,885.04
TOTAL		\$	77,272.28

TOTAL RECEIVABLE

\$ 82,237.77

Billing Report Through: 02/17/17
 Deposits on file for the district: \$92,732.50
 Credit Card Payments: 180
 Bank Draft Payments: 203
 E Payments: 82

Consumption: 7,931,000

OAKMONT PUBLIC UTILITY DISTRICT

MONTHLY OPERATIONS SUMMARY WASTEWATER TREATMENT PLANT

January-17

TPDES Permit # 10910-001
TX0058548

Expires: 3/1/2018

Effluent Quality Data: Reported for: January-17

	<u>Previous Month</u>	<u>Reported</u>	<u>Permitted</u>	<u>Excursion</u>
DO Minimum	7.26 mg/l	7.34 mg/l	4.00 mg/l	NO
pH Minimum	7.26 s.u.	7.34 s.u.	6.00 s.u.	NO
pH Maximum	7.96 s.u.	7.53 s.u.	9.00 s.u.	NO
TSS Average	2.59 mg/l	2.49 mg/l	15.00 mg/l	NO
TSS Maximum	4.50 mg/l	5.30 mg/l	40.00 mg/l	NO
TSS lbs/day	11.22 lbs/day	15.78 lbs/day	144.00 lbs/day	NO
NH3-N Average	0.12 mg/l	1.00 mg/l	3.00 mg/l	NO
NH3-N Maximum	0.19 mg/l	3.70 mg/l	10.00 mg/l	NO
NH3-N lbs/day	0.50 lbs/day	4.93 lbs/day	29.00 lbs/day	NO
Flow Average	0.532 mgd	0.653 mgd	0.750 mgd	NO
CL2 Res Min	1.11 mg/l	1.74 mg/l	1.00 mg/l	NO
CL2 Res Max	0.04 mg/l	0.07 mg/l	0.10 mg/l	NO
E Coli Avg.	1.00 mpn	1.00 mpn	63 mpn	NO
E Coli Maximum	1.00 mpn	2.00 mpn	200 mpn	NO
BOD 5 Average	3.00 mg/l	2.00 mg/l	10.00 mg/l	NO
BOD 5 Maximum	4.00 mg/l	3.00 mg/l	25.00 mg/l	NO
BOD 5 lbs/day	12.14 lbs/day	13.04 lbs/day	63.00 lbs/day	NO
Total Treated	20,243,000	gallons		

Effluent Quality Compliant with Discharge Permit ?

YES

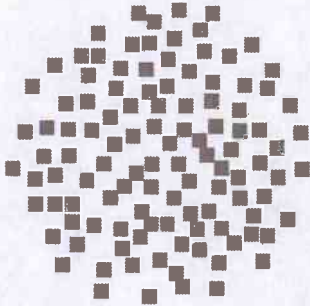
NOTICE OF OAKMONT PUBLIC UTILITY DISTRICT DIRECTORS' ELECTION

Oakmont Public Utility District will be holding an election for the purpose of electing two (2) directors to the Board of Directors on May 6, 2017 between 7:00 a.m. and 7:00 p.m. at **French Elementary School**. Early voting by personal appearance will be conducted at Lone Star – Creekside April 24th through May 2nd during various hours. All election information can be found on the Harris County Election website at: harrisvotes.com. This notice is being given in addition to the required notice, which will be posted in accordance with Section 4.003(a)(2), Texas Election Code, and is for informational purposes only.



sweitzer + associates

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



**landscape architects
planning consultants**

**Oakmont Public Utility District
Landscape Status Report**

March 9, 2017

Agenda Item-7

- a. Swimming Pool Renovation: Separating lap pool from free form
Contractor: Monarch Pools
 - Contractor is complete with the pool renovation.
 - Monarch Pools Inc. has submitted an invoice for full payment of \$23,900.00. Recommend Board approve payment. Invoice Attached
 - Recommend the Board sign certificate of final acceptance.

- b. Recreation Center Pool Improvements:
Sweitzer + Associates had a special meeting with the Board March 3rd to review re-bid of the Rec. Center Pool Improvements project. Project was awarded to lowest bidder Texana Builders. Project total to be \$629,682.20. This total includes Sections I-IV, Section VI (Alternate Item 1) and excludes Section IV (Proposed Softscape items totaling \$14,498.11). Recommendation Letter Attached
Texana Builders submitted the Bonds and the signed agreement 3-9-17. Recommend the Board sign the agreement upon the District's attorney review and approval of the contractors bonding and certificate of insurance.

- c. Swimming Pool Shade Structure:
S+A meeting with the USA Shade representative to review alternative shade structure options.

- d. Additional Tree Planting – West Detention:
S+A met with Tom of Champions Hydro Lawn about Vista's proposed tree planting locations. S+A is scheduling a meeting with Vista regarding proposed tree planting.

End of report





17555 Groeschke Road
Houston, TX 77084
281-398-8311

DATE	INVOICE #
2/28/2017	20866

BILL TO
Sweitaer & Associates 13300 Katy Freeway Houston TX 77079

POOL LOCATION
Oakmont PUD

Customer E-mail	DUE DATE	TERMS	REP
	3/15/2017	NET 15 DAYS	JWS
DESCRIPTION			AMOUNT
Billing for: Installation of separation wall between lap and leisure pool to include the following: Removal of existing coping Removal of existing plaster in separation wall location Dowel into existing wall Installation of #4 steel grid for pool wall Installation of (4) 10" PVC pipes for equalizer lines Installation of 3,000psi gunite at common wall Installation of tile and coping to match existing Clean up of gunite debris/rebound Provide maindrain covers for equalizer lines. (installation by others at time of plaster) ITEMS BY OTHERS: Pouring of concrete and cap on common wall Plaster			23,900.00
• Monarch Pools, Inc. • 17555 Groeschke Road, Houston TX 77084 • 281-398-8311 • License number 877 "Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, Texas, 78711, 1-800-803-9202, 512-463-6599; website: www.tdlr.texas.gov/complaints"			

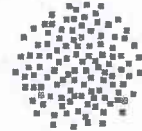
Monarch Pools, Inc.

Total

Balance Due

APPROVED

DATE: 3/3/2017



CERTIFICATE OF FINAL ACCEPTANCE

PROJECT NAME:
Construction of Oakmont Public Utility District
Pool Renovation
Harris County, Texas

PROJECT NO:
216-027

OWNER:
Oakmont Public Utility District
Attn. Ty Warren Oakmont President
c/o Coats Rose
9 Greenway Plaza Ste. 1100
Houston, Texas 77046

DATE:
3/9/2017

CONTRACTOR:
Monarch Pools Inc.
17555 Groeschke Road
Houston, TX 77079

CONTRACT DATE:
1/12/2017

LANDSCAPE ARCHITECT:
Sweitzer + Associates
13300 Katy Frwy.
Houston Texas, 77079

CONTRACT SUM:
\$23,900.00

The Work performed under this Contract has been reviewed and found to be complete and has reached Final Acceptance. The Date of Final Acceptance of the Work is defined as the Date Certified by the Architect/Engineer upon which the Work is fully complete in all aspects, and which the Owner accepts the Contractor's work as complete. The Date of Final Acceptance of the Project, or portion thereof designated above, is also the basis for commencement of the DURATION of applicable warranties required by the Contract Documents. The Warranty Period is defined in the Contract Documents as commencing with Substantial Completion(s) and continuing for one (1) calendar year from the Date of Final Acceptance. This date shall correspond to the date of the Architect/Engineer's approval on the final pay application unless otherwise agreed upon in writing. In the event of a disparity between the date of the Architect/Engineer's approval and this form, if no other written agreement exists as to the date of final acceptance, this form shall constitute such agreement and it shall govern as the date of Final Acceptance.

DATE OF SUBSTANTIAL COMPLETION:
2/28/2017

DATE OF FINAL ACCEPTANCE:
3/9/2017

DATE OF WARRANTY EXPIRATION:
3/9/2018

PREPARED BY

REVIEWED BY

RECIEVED BY

Sweitzer + Associates
Landscape Architects, Inc.

Monarch Pools Inc.

Oakmont Public Utility District


Bill Sweitzer

President of District

Date

Date

Date

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

13300 KATY FREEWAY HOUSTON, TEXAS 77079



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

March 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 March 9, 2017

Dear Directors:

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

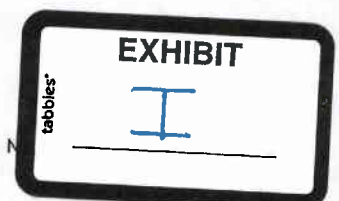
1. **West Detention Pond Outfall Repairs and Improvements** – We held a pre-construction meeting on March 6, 2017. The contractor expects to move on site this month.
2. **South Detention Basin TrashTrooper** – Last month the Board awarded the project to Rally Construction Services, LLC based on their low base bid. We plan to present the contracts for the Board's review and execution at this month's Board meeting.
3. **Recreation Center Construction Management** – At the special Board meeting on March 3, 2017, the Board requested we prepare an estimated cost to perform construction management services for the Recreation Center Improvements project. The estimated cost to provide construction management services, including periodic site inspections, construction document management, and preparation of bi-weekly status reports, is approximately \$10,000.
4. **Surplus Funds and Change in Scope Application** – The Board may want to consider authorizing us to begin preparation of a Change in Scope and Surplus Funds application to reimburse the general operating fund for a portion of the cost of the Recreation Center Improvements project with previously issued bond funds. We plan to submit the application to the TCEQ shortly after the completion of the construction project. The estimated cost to prepare the application is approximately \$8,000.

Sincerely,

Chris Roznovsky, PE
Engineer for the District

CVR:dxh

K:\W5489\W5489-0900-17 2017 General Consultation\Meeting Files\Status Reports\Status Report 3-2017.doc





OAKMONT PUBLIC UTILITY DISTRICT

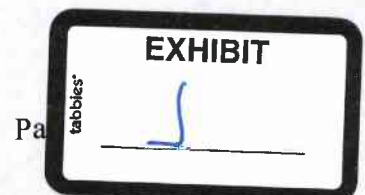
March 9, 2017

East and West Ponds - Vegetation Conditions

13226 Kaltenbrun ~ Houston, Texas 77086 ~ Phone: 281-445-2614 ~ Fax: 281-445-2349

Account Representative: Tom Dillard ~ Email: tdillard@champhydro.com
~ Cell: 281-924-7733

3/9/2017



EAST and WEST DETENTION PONDS

VEGETATION ENHANCEMENT

1. EROSION CONTROL VEGETATION (COMMON BERMUDA GRASS) HAS SUFFERED THE LAST 12 – 18 MONTHS DUE TO MAJOR RAIN EVENTS
2. VEGETATION REMAINED UNDER WATER AND/OR VERY WET FOR EXGTENDED PERIODS = DIMINSHED THE EFFECTS OF SYNTHETIC FERTILIZER
3. THESE PONDS ARE NORMALLUY OVER-SEEDED AND FERTILIZED WITH SYNTHETIC FERTILIZER IN MARCH OR APRIL OF EACH YEAR (400 LBS/AC)
4. THIS YEAR WE REDCOMMEND THE NORMAL OVER-SEEDING WITH A MIX OF ORGANIC AND SYNTHETIC FERTILIZER (2,000 LBS/AC)
5. SYNTHETICS ARE DEPLETED AND/OR VACATE (CONSUMED, WASH AWAY, EVAPORATE, ETC.) IN APPROXIMATELY 90 DAYS
6. ORGANICS REMAIN IN THE SOIL INDEFINETLY
7. WILL ADD MUCH NEEDED NUTRIENTS TO THE SOIL WHICH WILL ENHANCE OVERALL PLANT HEALTH
8. COST

<u>POND</u>	<u>BUDGETED (\$)</u>	<u>ADDITIONAL COST (\$)</u>	<u>TOTAL (\$)</u>
EAST	4,932.10	4,771.52	9,703.62
WEST	<u>4,940.70</u>	<u>4,779.84</u>	<u>9,720.54</u>
TOTAL	<u>9,872.80</u>	<u>9,551.36</u>	<u>19,424.16</u>

ACTION ITEM: CHAMPIONS IS REQUESTING APPROVAL OF THE APPLICATION OF ORGANIC FERTILIZER FOR THE SPRING OVER-SEEDING OF THE EAST AND WEST DETENTION PONDS AT AN ADDITIONAL COST OF \$9,551.36.



Oakmont PUD <oakmontpudboard@gmail.com>

Fwd: Information Needed

2 messages

Derek Bailey <derek.bailey@hotmail.com>

Mon, Feb 20, 2017 at 1:27 PM

To: "oakmontpudboard@gmail.com" <oakmontpudboard@gmail.com>

Auburn Lakes HOA referred me to you on this.

Derek

Sent from my iPhone

Begin forwarded message:

From: Derek Bailey <derek.bailey@hotmail.com>

Date: February 20, 2017 at 1:19:17 PM CST

To: Christie Pie <christiehardin@hotmail.com>, "cmc@chaparralmanagement.com" <cmc@chaparralmanagement.com>, "voverbeck@chaparralmanagement.com" <voverbeck@chaparralmanagement.com>, "sworden@chaparralmanagement.com" <sworden@chaparralmanagement.com>, "service@chaparralmanagement.com" <service@chaparralmanagement.com>

Subject: Information Needed

Including everyone as I am not sure who the appropriate contact on this is.

My wife (Christie - copied) was informed at the North Hampton MUD office that residents from Auburn Lakes are no longer allowed to use the gym facilities at the Inway pool or at the pool by the fire station at root road and Northcrest.

We would like to get a synopsis of the situation and understand if in fact this is correct and if correct how we need to escalate the situation?

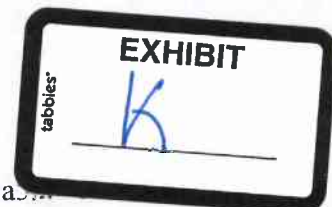
Derek and Christie.

Oakmont PUD <oakmontpudboard@gmail.com>

Tue, Feb 21, 2017 at 3:14 PM

To: Derek Bailey <derek.bailey@hotmail.com>

Mr. Bailey,



The agreement with Northampton became untenable in their opinion. Subsequently, the contractual relationship ended as of 2017.

Thank you,

Ty Warren
Oakmont PUD Board
713-2 - 900 (personal mobile if you have additional questions)
quoted text hidden



Oakmont PUD <oakmontpudboard@gmail.com>

FW: Fountain on Pine Lake

1 message

Valerie Overbeck <voverbeck@chaparralmanagement.com>

Fri, Feb 24, 2017 at 9:45 AM

To: ty@texaspud.com, Oakmont PUD <oakmontpudboard@gmail.com>

Please see the email I received regarding the fountain at the pond in the Pines area.

Kindest regards,
Valerie Overbeck,

CMCA®, AMS , PCAM®
Community Manager

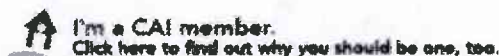
☎ 281-537-0957 Ext. 16

281-537-0312

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Management
Company of the
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From: Charles Bartulla [mailto:cbartulla@comcast.net]

Sent: Thursday, February 23, 2017 4:16 PM

To: Valerie Overbeck

Subject: Fountain on Pine Lake

Dear Valerie:

Looks like the fountain on Pine Lake in Aurburn Lakes has stopped working again. As always, thank for your help on getting this fixed. Take care.

Charles Bartulla

From: Valerie Overbeck

Sent: Wednesday, December 2, 2016 10:00 AM

To: cbartulla@comcast.net

Subject: Out of Office: Fountain on Pine Lake

I am out of the office and will not return until Tuesday, January 5, 2017. If you need immediate assistance, please email my assistant, Stephanie Worden at sworden@chaparralmanagement.com.

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 281-537-0957 ext. 16

Fax-281-537-0312

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>

Trash service

1 message

Steve Hightower <SHightower@netreit.com>

Wed, Mar 8, 2017 at 3:55 PM

To: "oakmontpudboard@gmail.com" <oakmontpudboard@gmail.com>

The trucks leaking on the streets continues to be an issue. This was taken yesterday after the trucks picked up. Brock Meadow Drive seems to have more spots like this than other streets, although the discharge is evident all over the neighborhood.



Steve Hightower
Executive Vice President
NetREIT Advisors
6605 Cypresswood Dr., Suite 185
Spring, TX 77379
Direct: (281) 580-7045 ext 15
Mobile: (713) 822-3442

* print Intent to reimburse for next mtg *

7:05

AMENDED
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, March 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 meeting held February 9, 2017. *SH/SS*
3. 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 to reflect updated recreation center construction projects. *SS/SH*
4. Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
 - a. Approve tax report and authorize payment of invoices from tax account. *SH/SS - including report/renewal PNT for Leez*
5. 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.
6. Hear Attorney's Report and consider taking action thereon, including:
 - a. Consider approving amendment to website services agreement relating to hosting recreation center reservation system;
 - b. Review and consider adopting Resolution Establishing Recreation Center Parking Lot Towing Policy;
 - c. Consider adopting Resolution Declaring Intent to Reimburse Expenses by the District; and
 - d. Consider authorizing notice of election to be included in water bills and to be published in Auburn Lakes Homeowners' Association newsletter in addition to election notice requirements under Texas laws.
7. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Hear update on preliminary Master Park Plan; and
 - b. Consider approving execution of finalized construction documents relating to construction of "inside the fence facilities."
8. 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. Hear update on west detention pond repair;
 - d. Hear update on construction of south detention basin TrashTrooper;
 - e. Receive and consider approving proposal for management of ongoing District recreation construction projects;
 - f. Consider authorizing Engineer to begin preparing Surplus Funds Application;
 - g. Hear report on status of all District facilities and consider taking action thereon; and
 - h. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
9. Hear report from Champions Hydrolawn and consider taking any necessary action thereon. *SS/SH*
10. Hear report from Recreation Manager, and consider taking action thereon, including:
 - a. Consider approving proposal for purchase of fitness equipment. *MC has copy of that.*
11. Hear Director reports and consider taking action thereon, including:
 - a. Hear from Director Warren regarding additional photos to be taken for the District website, and consider authorizing a budget for the same.
12. Review District Emails.
13. Hear from the public.

SH/SS

SH/SS

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 6th day of March, 2017.



OAKMONT PUBLIC UTILITY DISTRICT
By: *Mallory J. Craig*
Mallory J. Craig
Coats Rose, P.C.
Attorneys for the District

① not on comment section.
Manlyn - asked that landscape to not cut flowers on w. Pond - SS stated that weeds are to be removed & flowers must be cut but will come back (attracts snails)

④ Prop. contacted TAC / in escrow purchase of MCAD appraised higher /
- Refund of PNI paid in full & requested waived & / or

⑤ * remove & cutoff list → punch list for: SS / coordinated
w/ Eng - Monument sign / initial installment in 1980's - not reinforced & it ~~has been~~ repaired 2 after soil drives 3
- outlined CCR to be completed soon / noted requirements
- noted pending RW it fees on ~~list~~ water bills

⑥a MC - website did not include fees for hosting on-line rec sup. reservation system on web - Bd. disclosed. Budget vs. expense for host \$50 per mth. SS / SH

⑥b outlined Tow policy for rec. pkg. lot. / Tow signs are installed SS / SH before enforcement

⑥c MC - outlined "Intent to reimburse" expenses out of surplus funds / change scope op. fund to released expended sup. funds SH / SS

⑥d Notice will be posted @ all posting locations - drafted brief election notice for HOA newsletter / mail w/ water bill SS / SH

⑦ award contract → sign & approve certificate of final acceptance
approve payment of Final (pay in full) SS / SH umbrella

⑦b includes Sec 1-4 / Sec. 6 w/ alternate item #1 w/ inserts
approve K subject to C/R review. of bonds & insurance SH / SS

⑦c report / ⑦d report.
SS / SH approve gen. report

⑧ tree removal / w/ Sweitzer - no need to remove trees @ this time due to season * tree plant during summertime = better?
* table / defer trees

- sidewalk cleanup / Vista completed but have punch list items & will meet to address said list.

⑨ Tom outlined report (everything noted in rep.) * to get plant life back on track - one time extra expense / syn. + org. material / fert. SH / SS

- CR noted more options for ponds re-grass + vegetation / HOA installed sand goes into pond - rec. wking w/ HOA re-proper care to deter in proper care -
- SS - Sth. Pond - Champs = slopes + tops / Eng. believes Vista addresses trees - SS to clean + trim! - Eng. will investigate? orchamps

⑩ not Dist. tax exempt so / Fitness equipment prices - defer until next rec mtg.

PASSED, APPROVED and ADOPTED this March 9, 2017.

(DISTRICT SEAL)

Secretary, Board of Directors

- (11) SH - report MC → - I missed.
TW - update on website wking on tech. issues / will bld.
portfolio for more pics - \$1,500 more costs for video / completion
of website for "2 yr. budget" - (SS/SH)
- (12) Steve Hightower - Trash Svc. still leaking trash on Rds.
(not addressed to date) TW - will contact trash company.
- (13) Steve Ford - questions on Election candidates / MC answered



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

March 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 March 9, 2017

Dear Directors:

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

- West Detention Pond Outfall Repairs and Improvements** – We held a pre-construction meeting on March 6, 2017. The contractor expects to move on site this month.
- South Detention Basin TrashTrooper** – Last month the Board awarded the project to Rally Construction Services, LLC based on their low base bid. We plan to present the contracts for the Board’s review and execution at this month’s Board meeting. *SS/SH Subj. to CIR rev.*
- Recreation Center Construction Management** – At the special Board meeting on March 3, 2017, the Board requested we prepare an estimated cost to perform construction management services for the Recreation Center Improvements project. The estimated cost to provide construction management services, including periodic site inspections, construction document management, and preparation of bi-weekly status reports, is approximately \$10,000. *CR-outlined answered to questions SS/SH Engage JC to provide const management for - bi-weekly reports*
- Surplus Funds and Change in Scope Application** – The Board may want to consider authorizing us to begin preparation of a Change in Scope and Surplus Funds application to reimburse the general operating fund for a portion of the cost of the Recreation Center Improvements project with previously issued bond funds. We plan to submit the application to the TCEQ shortly after the completion of the construction project. The estimated cost to prepare the application is approximately \$8,000. *already sold bond Surp. funds auth. Eng. to change in scope / of surp. funds to reimburse*

SS/SH

Chris Roznovsky
Chris Roznovsky, PE
Engineer for the District

CVR:dxb

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