

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

**March 8, 2018**

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

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 March 8, 2018 at 7:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

Ty Warren	-	President
Shaun Hebert	-	Vice President
Kerry Simmons	-	Secretary
Bruce Bramlett	-	Assistant Secretary
Jennifer Smith	-	Assistant Secretary

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

Also in attendance were David Bowman, a resident of the District; representatives from Lake Pro, the District's detention pond maintenance vendor; Tina DeAses of the Risher Companies, the District's Recreation Manager ("Risher"); 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 Aaron Bennett with Jones & Carter, Inc. ("J&C"), the District's Engineer; and Mallory Craig, 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 "A".

**HEAR FROM THE PUBLIC**

The Board recognized the representatives from Lake Pro. The Board requested more detailed reports and invoicing relating to the maintenance of the detention ponds. The representatives stated that reports and requests for approval of "out of ordinary" repairs would be provided.

**CONSIDER APPROVAL OF MINUTES FROM FEBRUARY 8, 2018 MEETING**

The Board next considered the proposed minutes from the meeting held on February 8, 2018. After review, upon motion made by Director Bramlett and seconded by Director Simmons, the Board, by unanimous vote, approved the minutes as revised by the comments presented.

**BOOKKEEPER'S REPORT**

The Board recognized Ms. Loggins, who reviewed the Bookkeeper's Report and checks listed for payment, a copy of which is attached hereto as Exhibit "B".

After review and consideration, upon a motion made by Director Hebert, seconded by Director Simmons, the Board voted unanimously to (i) approve the Bookkeeper's Report, (ii) authorize payment of checks and invoices as presented, and (iii) authorize the Bookkeeper to include a line item indicating the District's net operating reserve after excluding a 1-year reserve.

**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 "C". Ms. Oliver noted 98.1% of the District's 2017 tax levy has been collected.

After discussion, upon a motion duly made by Director Simmons, seconded by Director Hebert, the Board voted unanimously (i) to approve the TAC's Report, and (ii) 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 "D". He reported on the following:

- the total connection count is 1,164;
- the water accountability ratio was 95.88%; and
- there were no excursions for the month.

Mr. Clark then presented a list of uncollectable accounts for write-off. The Board deferred action on this matter and requested the Operator to review collections agencies.

Mr. Clark next presented a resident request for reduction of fees relating to water loss from a broken pipe, a copy of which is attached hereto as Exhibit "E". The Board considered the request and discussed options to provide the resident relief from the high water bill.

After review, upon a motion brought by Director Bramlett, seconded by Director Simmons the Board unanimously (i) approved the Operator's Report as presented, and (ii) authorized the Operator to calculate the resident's water bill at the lowest rate tier as it relates to the District's water rates.

## **ATTORNEY'S REPORT**

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

### **Consider adopting Resolution Establishing Social Media Policy**

The Board deferred action on this matter.

### **Adopt Order Establishing Administrative Office**

Ms. Craig then presented, reviewed, and explained a proposed Order Establishing Administrative Office. She noted that the offices of Coats/Rose will be moving to a new suite in the same building. Ms. Craig noted the District's current administrative office is designated as 9 Greenway Plaza, Suite 1100, and due to the move the District should designate 9 Greenway Plaza, Suite 1000 as its administrative office and mailing address.

After discussion, upon a motion made by Director Warren, seconded by Director Simmons, the Board voted unanimously to adopt the Order Establishing Administrative Office, designating 9 Greenway Plaza, Suite 1000, Houston, Texas 77046 as the District's administrative office and mailing address.

## **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 "F".

As part of the Engineer's Report, Mr. Roznovsky requested the Board to approve the proposal from Bayou Connect Services for calcium removal at the pool at a cost of \$4,700. Upon a motion by Director Warren, seconded by Director Simmons, the Board voted unanimously to authorize Bayou Connect Services to complete the pool calcium removal as proposed.

After review of the full report and upon a motion by Director Smith, seconded by Director Simmons, the Board voted unanimously to approve the Engineer's Report as presented.

## **HEAR REPORT FROM CHAMPIONS HYDROLAWN**

The Board recognized Mr. Dillard, who presented a report on the status of the District's detention ponds. No action was taken on this matter.

**HEAR DIRECTOR REPORTS**

Recreation Committee

The Board heard from the Recreation Committee on activities during the previous month. No action was taken on this matter.

HOA Liaison Committee

The Board heard from the HOA Liaison Committee on activities during the previous month. No action was on this matter.

**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. She stated that she and Director Warren have addressed all e-mails as necessary. Copies of the emails are attached hereto as Exhibit "H". No action was taken.

**HEAR FROM THE PUBLIC**

Director Warren opened the floor to receive comments the public. The Board noted that no one indicated their interest to speak, and the public comments period was then closed.

There being no other business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned.

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PASSED, APPROVED and ADOPTED this April 12, 2018.

(DISTRICT SEAL)

*Kerry 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, March 8, 2018**, 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 8, 2018.
3. Review Bookkeeper's Report and consider taking action thereon, including:
  - a. Approve payment of bills submitted to the District; and
  - b. Review Investment Report and authorize necessary action in connection therewith.
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; and
  - b. Approve moving specific tax accounts to uncollectable status.
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. Adopt Resolution Establishing Social Media Policy; and
  - b. Adopt Order Establishing Administrative Office.
7. 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. Approve proposal for inspection of pool;
  - d. Approve proposal for calcium removal;
  - e. Hear report on status of all District facilities and consider taking action thereon; and
  - f. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
8. Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including approving proposals for repairs or work at the detention ponds.
9. Hear Director reports and consider taking action thereon, including:
  - a. Hear from Recreation Committee.
  - b. Hear from HOA Liaison Committee.
10. Review District Emails.
11. 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 March, 2018.

(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, Christina N DeAces, 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 2<sup>nd</sup> day of MARCH, 2018 at 11:30 AM which time was not less than 72 hours prior to the scheduled time of the special meeting.

Christina N DeAces - Christina N DeAces  
(Name)

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OAKMONT PUBLIC UTILITY DISTRICT  
NOTICE OF MEETING

1304377  
03/02/2018 PERSONAL  
\$9.00 NPR - NOTICE MTG

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*kr 9/10/17*

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  - a. Approve tax report and authorize payment of invoices from tax account; and
  - b. Approve moving specific tax accounts to uncollectable status.
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. Adopt Resolution Establishing Social Media Policy; and
  - b. Adopt Order Establishing Administrative Office.
7. 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. Approve proposal for inspection of pool;
  - d. Approve proposal for calcium removal;
  - e. Hear report on status of all District facilities and consider taking action thereon; and
  - f. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
8. Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including approving proposals for repairs or work at the detention ponds.
9. Hear Director reports and consider taking action thereon, including:
  - a. Hear from Recreation Committee.
  - b. Hear from HOA Liaison Committee.
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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 March, 2018.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

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

*Sta Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

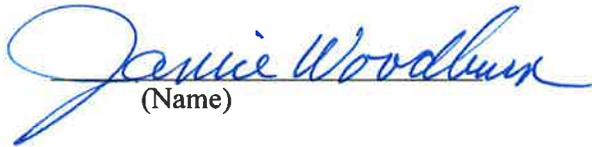
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FILED

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 Friday, March 02, 2018, at <sup>2:30 pm</sup>~~8:30 a.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**

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5. Review Operator's Report and consider taking action thereon, including:
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6. Hear Attorney's Report and consider taking action thereon, including:
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7. 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. Approve proposal for inspection of pool;
  - d. Approve proposal for calcium removal;
  - e. Hear report on status of all District facilities and consider taking action thereon; and
  - f. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
8. Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including approving proposals for repairs or work at the detention ponds.
9. Hear Director reports and consider taking action thereon, including:
  - a. Hear from Recreation Committee.
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EXECUTED this 2nd day of March, 2018.

(DISTRICT SEAL)



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 8, 2018**

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GENERAL OPERATING ACCOUNT - Compass Bank

Ending Balance from last meeting	\$	248,035.38
Receipts	+	187,056.50
Withdrawals and checks	-	<u>97,062.90</u>
Ending Balance at March 8, 2018	\$	338,028.98
<u>Investments</u>		
Money Market Account at Compass Bank	\$	<u>3,799,557.20</u>
Total Operating Funds	\$	4,137,586.18

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RECREATIONAL FACILITIES FUND - Compass Bank

Ending Balance from last meeting	\$	365,950.01
Rec Facility Revenue (rentals, pool passes)	+	980.00
Maintenance Tax	+	44,025.74
Other Revenue	+	<u>1,505.70</u>
Total Receipts	+	46,511.44
Withdrawals and checks	-	<u>37,026.65</u>
Ending Balance at March 8, 2018	\$	375,434.80
<u>Investments</u>		
Money Market Account at Compass Bank	\$	<u>95,945.44</u>
Total Recreational Facilities Funds	\$	471,380.24

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CAPITAL PROJECTS FUND - Compass Bank

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

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PARK CAPITAL PROJECTS FUND - Compass Bank

Ending Balance from last meeting \$ 599,866.04

Receipts + 127.37

Withdrawals - 18.00

Ending Balance at March 8, 2018 \$ 599,975.41

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DEBT SERVICE FUND - Compass Bank

Ending Balance from last meeting \$ 2,168,319.58

Receipts + 237,775.19

Withdrawals - 1,914,234.27

Ending Balance at March 8, 2018 \$ 491,860.50

Investments \$ 1,909,460.52

Total Debt Service Funds \$ 2,401,321.02

Next Debt Service Payment due September 1, 2018 - \$496,860.00

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**Oakmont PUD  
Cash Analysis  
March 8, 2018**

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GENERAL OPERATING ACCOUNT - Compass Bank

Ending Balance from last meeting		\$	248,035.38
<u>Receipts</u>			
Accounts Receivable Collections		+	85,759.30
Maintenance Tax		+	101,273.74
Interest earned on account		+	23.46
<u>Withdrawals</u>			
Payments to United States Treasury for payroll taxes on director fees from previous meeting		-	459.00
Bank service charges & credit card billing		-	40.52
NSF Items		-	147.34
<u>Checks previously approved</u>			
4348	- Constellation New Energy, Inc., 25134 1/2 Haverford - \$3,305.63 6950 1/2 West Rayford - \$312.10	-	3,617.73
4349	- North Harris County Regional Water Authority, pumpage fees	-	21,294.70
Checks presented for signatures March 8, 2018			
4350	- Bruce Bramlett, director fee for 3/8/18 meeting - \$150.00, less taxes - ( \$11.47)	-	138.53
4351	- Jennifer Smith, director fee for 3/8/18 meeting - \$150.00, less taxes - ( \$11.47)	-	138.53
4352	- Kerry Simmons, director fee for 3/8/18 meeting - \$150.00, less taxes - ( \$11.47)	-	138.53
4353	- Shaun Hebert, director fee for 3/8/18 meeting - \$150.00, less taxes - ( \$11.47)	-	138.53
4354	- Ty Warren, director fee for 3/8/18 meeting - \$150.00, less taxes - ( \$11.48)	-	138.52
4355	- Bruce Bramlett, director fees for 2/28/18 meeting - \$150.00, less taxes - ( \$11.48)	-	138.52
4356	- Jennifer Smith, director fees for 2/28/18 meeting and additional services - \$450.00, less taxes - ( \$34.43)	-	415.57
4357	- Kerry Simmons, director fee for 2/28/18 meeting - \$150.00, less taxes - ( \$11.48)	-	138.52
4358	- Shaun Hebert, director fee for additional services - \$150.00, less taxes - ( \$11.48)	-	138.52
4359	- Ty Warren, director fees for 2/28/18 meeting and additional services - \$300.00, less taxes - ( \$22.95)	-	277.05
4360	- Association of Water Board Directors, AWBD annual conference - Directors Warren & Hebert	-	710.00
4361	- Champions Hydro-Lawn, monthly maintenance for February - \$2,101.95 SWQ Annual Renewal - \$1,850.00	-	3,951.95
4362	- Coats Rose, P.C., legal fees through January 31, 2018	-	4,451.36
4363	- Hays Utility South Corporation, maintenance and operations for February	-	10,914.45
4364	- Jones & Carter, Inc., general engineering fees for January - \$8,594.50 GIS - \$1,200.00	-	9,794.50
4365	- L & S District Services, LLC, bookkeeping fees and expenses for February	-	1,273.92
4366	- Lake Pro, Inc., lake management	-	675.00
4367	- Northampton MUD, pro rata share M-102 ditch maintenance	-	125.00
4368	- Northampton WWTP, sewer service for January	-	18,218.47
4369	- Off Cinco, website expenses	-	355.00
4370	- Residential Recycling of Texas, Inc., trash and recycling service for March	-	16,800.25
4371	- Northampton MUD, interconnect usage	-	2,275.00
4372	- Comanboy Realty Corp, refund	-	35.11
4373	- Coldwell Banker Res Brokerage, refund	-	27.85
4374	- Shannon Sunseri, refund	-	15.09

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GENERAL OPERATING ACCOUNT - Continued

4375 - Ghiii Management, LLC, refund	-	21.47
4376 - Ashley Meerdo, refund	-	58.37
4377 - Constellation New Energy, Inc., blank check for incoming invoice		
4378 - North Harris County Regional Water Authority, blank check for pumpage fees		
Total Disbursements		<u>\$ 97,062.90</u>
Ending Balance at March 8, 2018		\$ 338,028.98
<u>Investments</u>		
Money Market Account at Compass Bank		<u>\$ 3,799,557.20</u>
Total Operating Funds		<u>\$ 4,137,586.18</u>

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RECREATIONAL FACILITIES FUND - Compass Bank

Ending Balance from last meeting \$ 365,950.01

Receipts

Payment from Sweitzer & Associates, architecture design & consulting settlement	+	1,471.27
Rent	+	950.00
Pool passes	+	30.00
Maintenance Tax	+	44,025.74
Interest earned on account	+	34.43
Total Receipts		<u>\$ 46,511.44</u>

Withdrawals

Bank service charge - 18.00

Checks previously approved

1922 - Void  
1923 - Constellation New Energy, Inc., 25005 Northcrest - \$419.38, 25005 Northcrest B - \$569.77 - 989.15

Checks presented for signatures March 8, 2018

1924 - CenterPoint Energy, 25005 Northcrest	-	49.53
1925 - Comcast, cable service	-	177.98
1926 - Constellation New Energy, Inc., 25005 Northcrest - \$491.66, 25005 Northcrest B - \$573.26	-	1,064.92
1927 - D & J Sports, pool supplies	-	8,049.00
1928 - Direct TV, cable service	-	54.24
1929 - Jones & Carter, Inc., engineering fees for January and February	-	4,620.00
1930 - Key Lighting Concepts, LED lighting project	-	406.00
1931 - Northwood Lighting, Rec improvements	-	921.98
1932 - Ready Refresh, rental fee	-	14.93
1933 - Risher Fitness Management, Inc., management fees/expenses for March	-	13,019.99
1934 - Silversand Services, landscape maintenance	-	4,724.93
1935 - Tommy Pye Construction, facility repairs (50% deposit)	-	1,262.50
1936 - Tommy Pye Construction, facility repairs (50% after completion)	-	1,262.50
1937 - Vanguard Cleaning Systems of Greater Houston, cleaning services & supplies for March	-	391.00
1938 - AT&T, blank check for incoming invoice		
1939 - AT&T, blank check for incoming invoice		
1940 - Constellation New Energy, Inc., blank check for incoming invoice		
Total Disbursements		<u>\$ 37,026.65</u>

Ending Balance at March 8, 2018 \$ 375,434.80

Investments

Money Market Account at Compass Bank \$ 95,945.44

Total Recreational Facilities Funds \$ 471,380.24

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---

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 \$ 599,866.04

Receipts

Interest earned on account + 127.37

Withdrawals

Bank service charge - 18.00  
Total Withdrawals \$ 18.00

Ending Balance at March 8, 2018 \$ 599,975.41

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DEBT SERVICE FUND - Compass Bank

Ending Balance from last meeting \$ 2,168,319.58

Receipts

Transfer from Tax Fund + 237,751.53  
Interest earned on account + 23.66

Withdrawals

Wire to Regions Bank, 3/1/18 debt service payment - 1,634,937.52  
Wire to Wells Fargo Bank, 3/1/18 debt service payment - 279,278.75  
Bank service charge - 18.00  
Total Withdrawals \$ 1,914,234.27

Ending Balance at March 8, 2018 \$ 491,860.50

Investments

Money Market Account at Spirit of Texas Bank \$ 209,781.30  
Money Market Account at Central Bank 149,679.22  
CD/Green Bank dated 2/26/18 due 8/27/18 at 1.25% 245,000.00  
CD/Texas Capital Bank dated 2/26/18 due 8/27/18 at 1.15% 245,000.00  
CD/Allegiance Bank dated 2/26/18 due 8/27/18 at 1.00% 245,000.00  
CD/Post Oak Bank dated 2/26/18 due 8/27/18 at 1.00% 245,000.00  
CD/Preferred Bank dated 2/26/18 due 8/27/18 at .80% 245,000.00  
CD/Central Bank dated 3/5/18 due 9/5/18 at 1.25% 325,000.00  
Total Investments \$ 1,909,460.52

Total Debt Service Funds \$ 2,401,321.02

Next Debt Service Payment due September 1, 2018 - \$496,860.00

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**Oakmont PUD General Operating Fund  
 Profit & Loss Budget Performance  
 January 2018**

	Jan 18	Budget	Oct '17 - Jan 18	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Water Revenue</b>					
4100 · Customer Service Fees - Water	17,139.59	22,000.00	90,031.66	88,000.00	264,000.00
4150 · NHCRA Collections	26,418.91	41,565.00	181,508.77	166,260.00	498,780.00
<b>Total Water Revenue</b>	43,558.50	63,565.00	271,540.43	254,260.00	762,780.00
<b>Sewer Revenue</b>					
4200 · Customer Service Fees - Sewer	38,714.47	38,670.00	155,109.82	154,680.00	464,000.00
<b>Total Sewer Revenue</b>	38,714.47	38,670.00	155,109.82	154,680.00	464,000.00
<b>Other Revenues</b>					
4320 · Maintenance Taxes	791,763.29	791,800.00	934,474.56	934,500.00	1,171,500.00
4330 · Penalties and Interest	1,318.87	1,575.00	7,789.58	6,300.00	18,900.00
4380 · Termination/Reconnection/NSF Fe	0.00	150.00	0.00	600.00	1,800.00
4400 · Transfer/Connection Fees	702.50	250.00	2,590.00	1,000.00	3,000.00
5380 · Miscellaneous Income	0.00	0.00	4.23	0.00	100.00
5385 · HOA Storage space lease	0.00	0.00	1,200.00	0.00	0.00
5391 · Interest Income	1,494.88	400.00	3,518.76	1,600.00	4,800.00
5505 · Recreational Fees	0.00	420.00	285.00	1,680.00	5,000.00
5510 · Rent of Facilities	300.00	500.00	3,812.50	2,000.00	6,000.00
5515 · Pool Passes	0.00	0.00	0.00	0.00	3,000.00
5520 · Maintenance Tax - Recreational	344,195.52	344,200.00	405,856.31	405,900.00	450,375.00
<b>Total Other Revenues</b>	1,139,775.06	1,139,295.00	1,359,530.94	1,353,580.00	1,664,475.00
<b>Total Income</b>	1,222,048.03	1,241,530.00	1,786,181.19	1,762,520.00	2,891,255.00
<b>Expense</b>					
<b>Water Expenses</b>					
6124 · Laboratory Expense	481.22	440.00	1,236.18	1,760.00	5,200.00
6126 · Permit Fees	0.00	0.00	2,793.00	2,800.00	2,800.00
6127 · NHCRA Pumpage Fee	21,294.70	41,420.00	149,779.20	165,680.00	497,000.00
6135 · Repairs & Maintenance	4,935.28	7,900.00	18,592.64	31,600.00	94,800.00
6142 · Chemicals	303.54	750.00	2,793.86	3,000.00	9,000.00
6151 · Telephone	0.00	50.00	0.00	200.00	600.00
6152 · Utilities	3,305.63	4,750.00	18,191.31	19,000.00	57,000.00
<b>Total Water Expenses</b>	30,320.37	55,310.00	193,386.19	224,040.00	666,400.00
<b>Sewer Expenses</b>					
6201 · Purchased Sewer Service	18,218.47	13,000.00	73,869.26	52,000.00	156,000.00
6235 · Repair and Maintenance	0.00	1,360.00	2,700.00	5,440.00	16,300.00
6275 · Sewer Inspection Expense	0.00	0.00	2,844.06	0.00	0.00
<b>Total Sewer Expenses</b>	18,218.47	14,360.00	79,413.32	57,440.00	172,300.00

**Oakmont PUD General Operating Fund**  
**Profit & Loss Budget Performance**  
**January 2018**

	Jan 18	Budget	Oct '17 - Jan 18	YTD Budget	Annual Budget
<b>Other Expenses</b>					
6310 · Director Fees	1,200.00	1,875.00	5,550.00	7,500.00	22,500.00
6314 · Payroll Taxes	91.82	142.00	424.58	568.00	1,700.00
6320 · Legal Fees	4,451.36	6,670.00	20,081.87	26,680.00	80,000.00
6321 · Auditing Fees	500.00	550.00	10,950.00	11,000.00	11,000.00
6322 · Engineering Fees	4,407.25	5,500.00	22,880.25	22,000.00	66,000.00
6322.05 · Eng. Fees-Surplus Funds App	0.00	0.00	0.00	0.00	7,500.00
6322.10 · Eng. Fees-GIS	600.00	600.00	2,400.00	2,400.00	7,800.00
6325 · Election Expense	0.00	0.00	0.00	0.00	15,000.00
6326 · TCEQ Assessment Fees	0.00	0.00	3,772.62	3,570.00	3,570.00
6332 · Operator Expense	5,941.33	6,000.00	23,238.87	24,000.00	72,000.00
6333 · Bookkeeping Fees	1,288.77	1,300.00	5,190.17	5,200.00	15,600.00
6335 · Drainage Facilities Maintenance	13,423.96	5,500.00	35,429.46	22,000.00	66,000.00
6352 · Utilities	312.10	350.00	1,254.79	1,400.00	4,200.00
6353 · Insurance	0.00	0.00	0.00	0.00	16,200.00
6354 · Travel Expense	0.00	130.00	54.76	520.00	1,600.00
6356 · Registration/Membership Fees	0.00	0.00	1,090.00	1,000.00	1,000.00
6359 · Other Expenses	88.71	80.00	251.56	320.00	1,000.00
6360 · Website Expense	405.00	830.00	2,642.00	3,320.00	10,000.00
6375 · CSI Inspections	0.00	0.00	160.00	0.00	0.00
6379 · Customer Service Agreement	0.00	0.00	110.00	110.00	600.00
6380 · Termination/Reconnection/NSF Ex	991.72	700.00	5,057.38	2,800.00	8,400.00
6399 · Garbage Expense	16,770.75	17,500.00	67,038.75	70,000.00	210,000.00
<b>Total Other Expenses</b>	<b>50,472.77</b>	<b>47,727.00</b>	<b>207,577.06</b>	<b>204,388.00</b>	<b>621,670.00</b>
<b>Recreational Facilities</b>					
6411 · Rec Facilities Management Fee	10,915.00	10,700.00	43,015.00	42,800.00	128,400.00
6412 · Pool Management Fee	5,157.20	5,830.00	6,732.20	23,320.00	70,000.00
6422 · Engineering Fees	1,710.25	1,250.00	1,710.25	5,000.00	15,000.00
6435 · Repairs & Maintenance - Rec	391.00	4,170.00	24,319.80	30,510.00	50,000.00
6435.01 · Maintenance and Repairs - Pool	0.00	5,420.00	3,221.00	21,680.00	65,000.00
6436 · Landscape Maintenance	3,627.43	7,000.00	17,766.88	28,000.00	84,000.00
6440 · Supplies-Rec Center	2,946.45	455.00	6,202.25	1,820.00	5,500.00
6451 · Telephone/Internet Expense	320.47	270.00	1,275.41	1,080.00	3,200.00
6452 · Utilities - Rec Facilities	1,151.21	830.00	4,636.63	3,320.00	10,000.00
6453 · Insurance-Rec Facilities	0.00	0.00	0.00	0.00	6,000.00
6459 · Other Expense	0.00	80.00	0.00	320.00	1,000.00
<b>Total Recreational Facilities</b>	<b>26,219.01</b>	<b>36,005.00</b>	<b>108,879.42</b>	<b>157,850.00</b>	<b>438,100.00</b>
<b>Total Expense</b>	<b>125,230.62</b>	<b>153,402.00</b>	<b>589,255.99</b>	<b>643,718.00</b>	<b>1,898,470.00</b>
<b>Net Ordinary Income</b>	<b>1,096,817.41</b>	<b>1,088,128.00</b>	<b>1,196,925.20</b>	<b>1,118,802.00</b>	<b>992,785.00</b>

6:07 PM

03/06/18

Accrual Basis

**Oakmont PUD General Operating Fund  
Profit & Loss Budget Performance  
January 2018**

	<u>Jan 18</u>	<u>Budget</u>	<u>Oct '17 - Jan 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Other Income/Expense					
Other Expense					
Capital Outlay					
7300.01 · Recreation Improvements	0.00	0.00	10,738.15	0.00	0.00
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	0.00	0.00	20,000.00
<b>Total Capital Outlay</b>	<u>0.00</u>	<u>0.00</u>	<u>10,738.15</u>	<u>0.00</u>	<u>60,000.00</u>
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>10,738.15</u>	<u>0.00</u>	<u>60,000.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>-10,738.15</u>	<u>0.00</u>	<u>-60,000.00</u>
<b>Net Income</b>	<u><b>1,096,817.41</b></u>	<u><b>1,088,128.00</b></u>	<u><b>1,186,187.05</b></u>	<u><b>1,118,802.00</b></u>	<u><b>932,785.00</b></u>

Oakmont PUD  
 Series 2013 Bonds  
 March 8, 2018

<u>CONSTRUCTION COSTS</u>	TCEQ Approved Amount	District Expenditure	Over ( Under)
Auburn Lakes Retreat & Reserve, Section 5 Utilities	\$ 661,400	\$ 661,399.55	\$ ( 0.45)
Auburn Lakes Retreat & Reserve, Section 5 Clearing and Grubbing	24,743	24,744.14	1.14
Storm Water Pollution Prevention	25,200	31,979.90	6,779.90
Engineering	226,317	145,342.73	( 80,974.27)
Water Plant No. 1 Expansion Phase III	335,000	339,000.00	4,000.00
Contingencies	33,500		( 33,500.00)
Engineering	55,275	57,697.10	2,422.10
 <u>NON-CONSTRUCTION COSTS</u>			
Legal Fees	40,500	40,500.00	0.00
Fiscal Agent Fees	32,400	32,400.00	0.00
Developer Interest	30,758	26,846.06	( 3,911.94)
Bond Discount	48,600	48,600.00	0.00
Bond Issuance Expenses	55,137	32,662.84	( 22,474.16)
TCEQ Bond Issuance Expenses	4,550	4,050.00	( 500.00)
Attorney General Fee	1,620	1,620.00	0.00
Bond Application Report Cost	45,000	32,728.55	( 12,271.45)
Contingency	0		0
<b>TOTAL</b>	<b>\$ 1,620,000</b>	<b>\$ 1,479,570.87</b>	<b>\$ ( 140,429.13)</b>
Funds remaining from Series 2012		\$ 71,191.16	
Proceeds from Series 2013 Bonds	\$ 1,620,000.00		
Interest Income / Bank Service charges	248.23		
Surplus funds used for Water Well Rework	( 199,698.05)		
Expenditures from Bond Proceeds	( 1,479,570.87)		
<b>Total Capital Projects Funds from Series 2013</b>		<b>\$ 12,170.47</b>	

**Oakmont PUD**  
**Series 2014 Park Bonds**  
**March 8, 2018**

	TCEQ Approved Amount	District Expenditure	Over (Under)
<u>CONSTRUCTION COSTS</u>			
Auburn Lakes - Landscaping	\$ 44,723	\$ 44,723.16	\$ 0.16
Auburn Lakes Estates Sections 1&2 - Landscaping and Sidewalks	14,579	14,579.44	0.44
Auburn Lakes Pines Section 3 - Landscaping	13,658	13,658.29	0.29
Auburn Lakes Reserve Section 2 - Landscaping	11,103	11,103.20	0.20
Auburn Lakes Retreat Sections 1,2 & 3 - Landscaping	9,957	9,956.75	( 0.25)
Auburn Lakes East Detention Basin - Landscaping	1,820	1,820.00	0.00
Auburn Lakes West Detention Basin - Landscaping	64,442	59,046.50	( 5,395.50)
Auburn Lakes Entrance / Water Plant - Landscaping	6,130	6,130.00	0.00
Auburn Lakes Estates Section 2 - Sidewalks	22,050	22,050.00	0.00
Auburn Lakes Pines Section 3 & 4 - Sidewalks	5,200	5,200.00	0.00
Auburn Lakes Retreat Sections 2 & 4 - Sidewalks	7,491	7,490.92	( 0.08)
Auburn Lakes Reserve Section 1/ Recreation Center - Sidewalks	7,000	7,000.00	0.00
Auburn Lakes Recreation Center - Sitework, Utilities, Paving, etc...	421,336	421,335.80	( 0.20)
Auburn Lakes Estates - Amenisty Lake Engineering	822	822.00	0.00
Auburn Lakes Pines Section 1,2,3 & 4 - Land Costs	81,767	81,767.11	0.11
Auburn Lakes Village Section 2 - Land Costs	28,135	28,134.59	( 0.41)
Auburn Lakes Reserve Section 1,2 & 4 - Land Costs	47,114	47,113.78	( 0.22)
Auburn Lakes Retreat Sections 1,2,3,4 & 5 - Land Costs	121,958	121,956.57	( 1.43)
Auburn Lakes Estates Section 1 & 2 - Land Costs	250,789	250,788.55	( 0.45)
Recreation Center - Land Costs	149,731	149,731.02	0.02
Auburn Lakes East Detention Pond - Landscaping	288,000	0.00	( 288,000.00)
Auburn Lakes Recreation Center / Lot Paving	212,000	0.00	( 212,000.00)
<u>NON-CONSTRUCTION COSTS</u>			
Legal Fees	70,350	70,350.00	0.00
Fiscal Agent Fees	58,000	49,400.00	( 8,600.00)
Developer Interest	301,443	254,150.68	( 47,292.32)
BAN Interest	6,556	6,557.04	1.04
Bond Discount	72,208	72,207.60	( 0.40)
Bond Issuance Expenses	44,959	37,016.45	( 7,942.55)
BAN Issuance Costs	12,048	22,394.56	10,346.56
TCEQ Bond Issuance Expenses	6,675	6,175.00	( 500.00)
Attorney General Fee	2,470	2,470.00	0.00
Bond Application Report Cost	45,000	47,464.63	2,464.63
Contingency	40,486	0.00	( 40,486)
<b>TOTAL</b>	<b>\$ 2,470,000</b>	<b>\$ 1,872,593.64</b>	<b>\$ ( 597,406.36)</b>
Proceeds from Series 2014 Park Bonds	\$ 2,470,000.00		
Interest Income/Bank Service charges	2,569.05		
Expenditures from Bond Proceeds	( 1,872,593.64)		
Total Capital Projects Funds from Series 2014 Park Bonds		\$ 599,975.41	

**EQUI-TAX INC  
TAX ASSESSOR'S REPORT  
OAKMONT PUD  
February 2018**

**HISTORICAL TAX SUMMARY**

YEAR	RATE	LEVY AMOUNT	OUTSTANDING	\$ COLLECTED	PCT
2017	0.87000	3,925,133.80	71,529.58	3,853,604.22	98.1%
2016	0.90000	4,097,082.32	558.12	4,096,524.20	99.9%
2015	1.00000	4,323,404.83	191.04	4,323,213.79	99.9%
2014	1.10000	4,062,026.23	224.71	4,061,801.52	99.9%
2013	1.24000	3,467,912.00	0.00	3,467,912.00	100.0%
2012	1.25000	2,694,759.40	0.00	2,694,759.40	100.0%
2011	1.25000	2,392,418.77	0.00	2,392,418.77	100.0%
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%

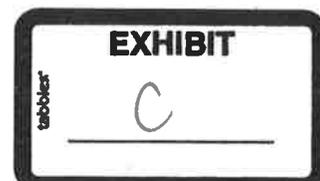
**FISCAL YEAR  
10/01/17 TO 09/30/18**

**BEGINNING CASH BALANCE** **232,814.92**      **69,635.89**

	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>
<b>REVENUE</b>		
2017 - TAXES	219,594.00	3,853,604.22
2016 - TAXES	116.69	17,598.90
2015 - TAXES		11,042.53
PRIOR - TAXES		11,176.88
PENALTY & INTEREST	1,766.11	10,546.01
COLLECTION FEES	25.91	4,342.81
OVERPAYMENTS	4,708.79	12,122.09
MISC REVENUE		10,959.08
CAD ADJ DUE TAXPAYER	769.51	1,280.02
<b>TOTAL REVENUE</b>	<b>226,981.01</b>	<b>3,932,672.54</b>

<b>DISBURSEMENTS</b>		
TAX ASSESSOR FEE	CHECK # 1614	1,870.51
M/O TRANSFER		9,189.11
PARKS		1,035,748.30
D/S TRANSFER		44,025.74
MISC. DISBURSEMENTS		2,405,894.85
COMPUTER & POSTAGE		348.75
LEGAL FEES		3,148.02
TAX ASSESSOR BOND		3,263.65
BANK CHARGE		0.00
LEGAL NOTICES		0.00
AERIAL PHOTO/FRAMING		845.90
REFUND - OVERPAYMENTS	1615 & 1616	0.00
REFUND - CAD LAWSUITS		2,420.47
REFUND - CAD CORR.		13,379.55
CENTRAL APPRAISAL DIST.		9.80
		510.51
		7,634.00
<b>TOTAL DISBURSEMENTS</b>		<b>387,341.99</b>

**ENDING CASH BALANCE** **72,453.94**      **72,453.94**





**OAKMONT PUD  
DEPOSITORY PLEDGE REPORT  
February 2018**

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	1/31/2018
Annual Bank Audit	Dec-16
Monthly Statement of Value	1/31/2018

<u>Type of Collateral</u>	<u>Market Value</u>
<b>3128MCPV1</b>	<b>22,729</b>
<b>3138M4R95</b>	<b>3,862,348</b>
<b>3138NY4T9</b>	<b>17,759</b>
<b>3138WFYG5</b>	<b>7,128</b>
<b>3138WGR48</b>	<b>323,448</b>
<b>3140GPUW6</b>	<b>1,396</b>
<b>31417FQR2</b>	<b>13,101</b>

Wells Fargo Bank monitors Balances daily and places Securities as necessary



**DATE**  
**3/8/2018**

**MONTHLY OPERATIONS REPORT**  
**OAKMONT PUBLIC UTILITY DISTRICT**

METER COUNT	
Occupied	1,139
Vacant	2
Commercial	2
Commercial O/D	2
Builder	1
Irrigation/Esplanade	18
<b>Total</b>	<b>1,164</b>

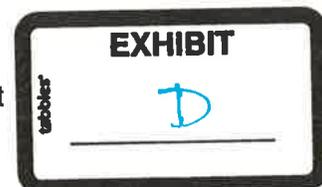
BILLED CONSUMPTION		
01/14/18	to	02/13/18
Residential		7,096,000
Builders		1,000
Commercial O/D		9,000
Commercial		41,000
Irrigation		101,000
<b>Total Gallons</b>		<b>7,248,000</b>

Leaks & Flushing: 75,000  
 Total Consumption: 7,323,000

Plant Pumpage: 7,638,000  
 Billed Percentage of Water: 95.88%

	<u>#1</u>
Calculated Well GPM	1,437
Design Well GPM	1,400
Well Pumpage	7,638,000

Arrears for the Month of	JANUARY	Month of	FEBRUARY
Cut-Off Notices Mailed	01/26/18	Meter Read Date	02/13/18
Number of Notices Mailed	57	Billing Date	02/21/18
Cut-Off Date	02/13/18	Mailing Date	02/22/18
Number of Actual Cut-Offs	7	Due Date	03/16/18





6730  
Honeycreek





6702 Honeycrest



6706 Honeycrest

02/22/2018

To; Oakmont P.U.D. Board of Directors

From; Agustin and Karla Carcoba  
6614 Green Gable Manor, Spring, TX 77389 with account # 20156-1020009502

RE; Request for partial charge dispensation/reduction of NHCRWA Fee

Dear Members of the Board for Oakmont P.U.D.

Through this letter I am requesting a partial dispensation/reduction of the unusually high NHCRWA fee due to the bursting of a backfill pipe on my yard.

On Sunday 1/21/18 we came back home from church and dinner and I heard a humming noise on the yard. When I went to check it out, I noticed water gushing out of a Pipe with significant force. The yard was flooded so I assumed it burst during the day when we weren't home. I immediately turned the valve off. The Pipe was insulated however that didn't stop it from breaking. I called the plumber/pool technician that same night to get it repaired. He repaired it on Tuesday 01/23 and billed me 3 days later (attached invoice – see water leak repair charge). He also repaired a pump that was damaged – unrelated but in the same invoice. I am also attaching a picture I took the morning or 1/22/2018 showing the broken pipe and insulation around it.

Your support is highly appreciated as freeze and flood repair expenses are adding up.

Thanks for your kind consideration,

Agustin J Carcoba

Agustin J Carcoba  
(480) 686-7227  
[carcobaa@yahoo.com](mailto:carcobaa@yahoo.com)



Thanks.



Pool Tec Pool and Spa, LLC

14112 Horseshoe Bend  
 Conroe, TX 77384

# Invoice

Date	Invoice #
1/26/2018	35003

**Bill To**

Agustin Carcoba  
 6614 Green Gable Manor  
 Spring, TX 77389

**PAID**  
 01/26/2018

**Ship To**

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			1/26/2018			

Quantity	Item Code	Description	Price Each	Amount
1	Part	Cleaner booster pump	380.00	380.00T
1	Repair	Pump installation	125.00	125.00
1	Repair	Credit for capacitor replacement	-110.00	-110.00
1	Repair	Repair pool fill plumbing leak ←	60.00	60.00
		Texas Sales Tax	8.25%	31.35

			<b>Total</b>	\$486.35
--	--	--	--------------	----------







Board of Directors  
Oakmont Public Utility District  
Page 2 of 2  
March 5, 2018

6. **Water Well Motor Failure** – It is our understanding the repairs are complete and the motor is ready to be put back in service.
  
7. **Swimming Pool Calcium Removal** – We obtained the enclosed proposal in the amount of \$4,700.00 from Bayou Connect Services to remove the calcium build up around the pool coping and waterline tile. Also enclosed is the completed Form 1295. We are working with Bayou Connect Services to obtain the required Prohibition on Boycotting Israel Verification. We recommend the Board authorize Bayou Connect Services to complete the work as described subject to receipt of the Prohibition on Boycotting Israel Verification.

Sincerely,

A handwritten signature in black ink that reads 'Chris Roznovsky' with a long horizontal flourish extending to the right.

Chris Roznovsky, PE  
Engineer for the District

CVR/ab

K:\W5489\W5489-0900-00 General Consultation\Meeting Files\Status Reports\2018\Status Report 3-2018.doc



[Print](#) | [Close Window](#)

**Subject:** Furniture for trash pick up  
**From:** Lisa Timm <lisooch@att.net>  
**Date:** Sun, Feb 25, 2018 6:08 pm  
**To:** board@texaspud.com

Hello,  
I'm in Auburn Lakes. We have a sofa that needs to be disposed of. Can we put this to the curb in Friday's bulk pick up?  
I've called and emailed the trash company with no response.

Thank you!

Lisa

Sent from my iPhone



**Subject:** TexasPUD Contact Form  
**From:** TexasPUD <board@texaspud.com>  
**Date:** Mon, Feb 12, 2018 8:28 pm  
**To:** OPUD Board <board@texaspud.com>

From: Daniel G Pisapia  
Email: <danielpisapia@yahoo.com>  
Phone: 8328785845

**Message Body:**

Good night, I have two question:

First, for a wedding, what are the hours permitted for the event?  
Second, I want to know if the clubhouse is available on Saturday, November 10, 2018.

Thanks in advance for the information.

Greetings.

--

This e-mail was sent from a contact form on TexasPUD.com.

**Subject:** TexasPUD Contact Form  
**From:** TexasPUD <board@texaspud.com>  
**Date:** Fri, Feb 02, 2018 3:24 pm  
**To:** OPUD Board <board@texaspud.com>

From: LaDonna Ethridge  
Email: <apfra@avanti-sl.com>  
Phone: 281-966-5788

**Message Body:**

Great Evening Mrs. Stephanie!

My name is LaDonna Ethridge with Avanti Augusta Pines Senior Living Community. I hope your day is going as great so far. I am reaching out first, to see if I can make an appointment to sit and talk. We are wanting to get involved with you guys to see if we could be of any assistant? We want to lend a hand in your community any way possible!

Thanks in Advance!

--

This e-mail was sent from a contact form on TexasPUD.com.

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