

**MINUTES OF
PARKS AND RECREATION MEETING
OF THE
BOARD OF DIRECTORS**

February 28, 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 Wednesday, February 28, 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. However, Director Hebert joined the meeting after the approval of the Recreation Manager's Report.

Additionally, in attendance were: Tina DeAses of The Risher Companies, the District's Recreation Manager ("Risher"); Michael Murr of Murr Incorporated, the District's Landscape Architect; Derek Lund, a resident of the District; and David Bowman, a resident of the District.

WHEREUPON, the meeting was called to order in accordance with the posted meeting notice, which is attached hereto as Exhibit "A".

APPROVE MINUTES OF MEETING HELD JANUARY 24, 2018

The Board considered the minutes of the meeting held January 24, 2018, which were distributed to the Board for review prior to the meeting. After discussion, upon a motion by Director Simmons, seconded by Director Bramlett, the Board voted unanimously to approve the minutes as presented.

ENGINEER'S REPORT

The Board discussed the Engineer's Report, which was previously distributed to the Board, but not presented at the meeting. No action was taken.

HEAR FROM RECREATION COMMITTEE

No action was taken on this matter.

RECREATION CENTER MANAGER REPORT

The Board recognized Ms. DeAses, who presented the Recreation Center Manager’s Report, a copy of which is attached hereto as Exhibit “B”.

Ms. DeAses introduced Mr. Lund who requested the Board to consider allowing the swim team to use a portion of the pool during open evening for swim practice. After discussion, upon a motion by Director Warren, seconded by Director Simmons, the Board voted unanimously to allow the swim team to use three lanes of the pool during open evening hours on Mondays and Wednesdays

Ms. DeAses then presented a proposal for the purchase of pool equipment and a Dolphin timing system for a total cost of \$8802.00. After consideration, upon a motion by Director Bramlett, seconded by Director Simmons, the Board voted unanimously to approve the purchase of the pool equipment and the Dolphin timing system.

The Board then considered establishing the membership fees for the swim team. After discussion, upon a motion by Director Warren, seconded by Director Simmons, the Board voted unanimously to approve registration fees for the swim team, including a \$10 additional fee for out-of-district registrants.

Mr. Lund then presented a swim team schedule for the Board’s review, a copy of which is included with the Recreation Center Manager’s Report. After review, upon a motion by Director Simmons, seconded by Director Bramlett the Board approved the schedule as presented.

Next, Ms. DeAses presented a quote to install a timer and control box for the permanent lighting at the clubhouse for a total of \$758.93. Upon a motion by Director Simmons, seconded by Director Bramlett, the Board voted unanimously to approve the proposal as presented

Ms. DeAses then presented a proposal to install fans at the pavilion for a cost of \$290. Upon a motion by Director Bramlett, seconded by Director Simmons, the Board voted unanimously to approve the installation of fans as presented.

The Board then considered the installation of a basin drain to tie to the existing storm drain for the low areas next to the recreation center. After discussion, upon a motion by Director Bramlett, seconded by Director Simmons, the Board voted unanimously to authorize SilverSands to install the drain as proposed.

Ms. DeAses then presented a proposal from Tommy Pye Construction for the repairs of water damage to the clubhouse kitchen and plumber repairs at the pool pavilion for a total of \$2,525. Upon a motion by Director Simmons, seconded by Director Bramlett, the Board voted unanimously to approve the proposal as presented.

No other action was taken on any of the other proposals presented or included in the Recreation Center Manager's Report.

After full review of the report, upon a motion by Director Simmons seconded by Director Smith, the Board voted unanimously to approve the Recreation Center Manager's Report.

LANDSCAPE ARCHITECT REPORT

The Board then recognized Mr. Murr, who presented the Landscape Architect's Report, a copy of which is attached hereto as Exhibit "C".

At this time, Director Hebert entered the meeting.

Mr. Murr reviewed the status of the projects within the District and gave an update on the agreement with WoodsEdge Church for the construction of a sidewalk from the East Detention Pond to French Elementary School. Mr. Murr requested authorization to design the sidewalk as discussed.

After review of the report and discussion, upon a motion made by Director Hebert, seconded by Director Simmons, the Board voted unanimously to (i) approve the Landscape Architect's Report, and (ii) authorize Mr. Murr to begin design of the proposed sidewalk.

HEAR FROM HOA LIAISON COMMITTEE

No action was taken on this matter

WEBSITE COMMITTEE

Director Warren requested the Board consider establishing a Website Committee and to authorize said committee to make changes to the District's website.

After discussion, upon a motion by Director Simmons, seconded by Director Warren, the Board voted unanimously to establish a Website Committee comprised of Directors Warren and Smith, and to authorized said committee to make changes to the District's website.

HEAR DIRECTOR REPORTS

Director Smith

Director Smith then addressed the Board and requested the Board consider establishing a social media presence via Facebook. Director Smith also requested the Board consider establishing a social media use policy, and stated that she had already begun discussing the contents of such policy with the District's Attorney.

After discussion, upon a motion by Director Warren, seconded by Director Simmons, the Board voted unanimously to authorize a social media presence be established for the District and a social media use policy be developed for consideration.

HEAR FROM THE PUBLIC

No comments were presented.

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

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

PASSED, APPROVED and ADOPTED this March 28, 2018.

(DISTRICT SEAL)



~~Secretary, Board of Directors,~~

President, Board of Directors

**OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING
PARKS AND RECREATION**

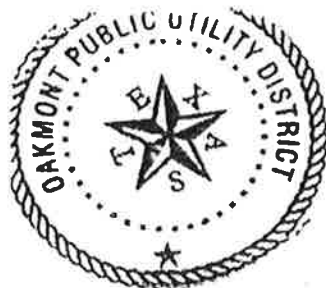
Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of Oakmont Public Utility District will meet in **regular** session, open to the public, at **7:00 p.m.**, on **Wednesday, February 28, 2018**, at the **Auburn Lakes Recreation Center**, a meeting location inside the District, at which meeting the following items will be considered:

1. Approve minutes from January 24, 2018 meeting.
2. Hear Engineer's Report and consider acting thereon, including:
 - a. Authorize Engineer to proceed with inspection of plaster at beach entry;
 - b. Approve calcium removal proposal; and
 - c. Authorize Engineer to proceed with projects as directed.
3. Hear from Recreation Committee, and consider taking action, including:
 - a. Authorizing gravel to be installed at the East Detention Pond; and
 - b. Approve cost sharing agreement with Auburn Lakes Homeowners Association for the design of a retaining wall.
4. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Discuss proceeding with Master Park Plan design;
 - b. Authorize Landscape Architect to design retaining wall and establish budget for same; and
 - c. Authorize Easement Agreement with WoodsEdge Church.
5. Hear report from Recreation Center Manager, and consider acting thereon, including:
 - a. Review and consider approving proposals for purchase of recreation equipment, repairs to facilities, and/or authorizing camps and activities; and
 - b. Consider authorizing Recreation Center Manager to proceed with projects and repairs as directed by the Board.
6. Hear from Silversand Services and consider authorizing proposals for landscaping maintenance.
7. Hear from HOA Liaison Committee and consider action items to include on the next agenda, if necessary.
8. Establish Website Committee and consider authorizing Website Committee to revise the District's website.
9. Hear Directors reports, and consider taking action thereon, including:
 - a. Hear from Director Smith regarding establishing a social media policy.
10. 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 21st day of February, 2018.

(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 Thursday, February 22, 2018, at 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
PARKS AND RECREATION**

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 - b. Approve cost sharing agreement with Auburn Lakes Homeowners Association for the design of a retaining wall.
4. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Discuss proceeding with Master Park Plan design;
 - b. Authorize Landscape Architect to design retaining wall and establish budget for same; and
 - c. Authorize Easement Agreement with WoodsEdge Church.
5. Hear report from Recreation Center Manager, and consider acting thereon, including:
 - a. Review and consider approving proposals for purchase of recreation equipment, repairs to facilities, and/or authorizing camps and activities; and
 - b. Consider authorizing Recreation Center Manager to proceed with projects and repairs as directed by the Board.
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EXECUTED this 21st day of February, 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 DeAsis, 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 17th day of FEBRUARY, 2018 at 11:30 AM, which time was not less than 72 hours prior to the scheduled time of the special meeting.

Christina N DeAsis - Christina N DeAsis
(Name)

4811-0138-0114, v. 1

**OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING
PARKS AND RECREATION**

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 - b. Approve cost sharing agreement with Auburn Lakes Homeowners Association for the design of a retaining wall.
4. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Discuss proceeding with Master Park Plan design;
 - b. Authorize Landscape Architect to design retaining wall and establish budget for same; and
 - c. Authorize Easement Agreement with WoodsEdge Church.
5. Hear report from Recreation Center Manager, and consider acting thereon, including:
 - a. Review and consider approving proposals for purchase of recreation equipment, repairs to facilities, and/or authorizing camps and activities; and
 - b. Consider authorizing Recreation Center Manager to proceed with projects and repairs as directed by the Board.
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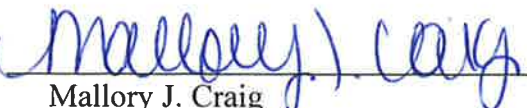
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EXECUTED this 21st day of February, 2018.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

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

NM
a
KR

OR

**OAKMONT PUBLIC UTILITY DISTRICT
NOTICE OF MEETING
PARKS AND RECREATION**

1302977
02/22/2018 PERSONAL
\$9.00 NPR - NOTICE MTG

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EXECUTED this 21st day of February, 2018.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

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

Jan Stewart
COUNTY CLERK
HARRIS COUNTY TEXAS

FEB 22 AM 9:01

FILED

Auburn Lakes Recreation Center:
Oakmont Public Utility District
Monthly Report – February 2018



RISHER FITNESS MANAGEMENT

Prepared by: Tina DeAses, Recreation Director
Risher Fitness Management, Inc.

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



**Auburn Lakes Recreation Center and Risher Fitness Management
Mission Statement**

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

Employees

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

- Management Team:
 - Tina DeAses, Jenifer Cox
- Fitness Room Attendants:
 - Angelica Antonello, Keaton Ball, Alex Fontana

Fitness Center

	1/20 – 2/23
Total Entrees	1946
Fitness Center Orientations	2

Clubhouse

Group Fitness Classes	PiYo, HIIT it, Boot Camp
Resident Reservations	3

Pool

Pool will re-open in May 2018
Swim Team Items

Monthly Expenses 1/20 – 2/23:

Company	Invoice/Service	Cost
Vanguard	Cleaning all areas 1/ week (pool pavilion included)	\$391.00
AT & T phone	Land line	\$65.12
AT&T internet	Internet	35.54
Direct TV	Clubhouse TV	\$54.24
Ready Refresh	Water service	\$31.90

Comcast	Cable service for Fitness Center	\$177.96
	Paid by Bookkeeper	707.82
Supplies & vendors	Total Paid by Risher	1458.74
	Grand Total	2166.56

Monthly Income

Monthly Income Source	\$ Amount	YTD Oct - Feb
Pool Passes	0	0
Clubhouse Rental Income (Jan 20 – Feb 23)	\$1250	\$4975
Rec Pass	\$0	\$285
Total	\$1100	\$5260

Maintenance Repairs Completed since Jan 20

1) Silversand Services

- a. Completed services on Maintenance crew service dates: 1/12/17 and 1/26/18
 - i. Services done on each of these dates: Mow as needed due to time of year, edge, monofilament trim, manual weed removal, spray lines (herbicide for weeds in hardscape & bed areas), spot treat ant piles, and debris removal. Edge, treat weeds with herbicide and blow walking trails around retention ponds. Blowing, raking and removal of leaves throughout the property. Remove trash bags from cans and add new liners. Clean and replace bags at dog waste stations. Continue checking for low limbs on trees at recreation center and retention ponds and remove as needed. Continue checking tree staking that is broken or not needed on trees and remove as needed.
- b. Installed a gate valve shutoff for water supply at irrigation system
- c. Perennials and freeze damage on plants have been cut back and cleaned up.

2) Key Lighting Services

- a. Installed outdoor LED can lights at Auburn Lakes Rec Center Property
 - i. Needed additional items for pool pavilion light installation – see invoice for overage that was approved at last recreation meeting.
- b. Oelo light system problems
 - i. Replaced damaged Oelo controller at pool pavilion. It was damaged during water pipe burst in January. See invoice attached for replacement cost

3) CGL Design & Salvage

- a. Re-attached bench at playground
- b. Installed black box to cover cardio cords

4) Evenflow Plumbing

- a. Water pipe burst after freeze. 1.18.18 (New pipe burst as well so new total was \$360.00)

5) A+ Spring Electric Projects

- a. Replaced ground rod, installed outdoor outlets for Christmas lights,
- b. Couldn't install timer as it wouldn't work to turn on cable box & tv at 4:30 AM

- c. Didn't recommend hand dryers
 - d. Didn't recommend under counter water heaters as our breaker box didn't have the space/power for it
- 6) Hays Utility
- a. Sewage back-up on 2.16 at Auburn Lakes Recreation
 - b. Shut off water leak at West Pond on 2.14
 - c. Created work order to move water meter box for better access to water valve shut off at pool pavilion.

Maintenance Issues

- 1) Submitted to Jones & Carter
- a. Cracks in weight room ceiling, hallway, crown molding, cardio room – putting on 1-year warranty list
 - b. Buillion submitted quote to repair damaged Sun Tek & confirmed quote is still valid. Seeking other quotes as well.
 - c. Damage at trim board around Club House windows – will wait for dry weather and apply caulk / repaint

Discussion Items & Quotes

- 1) Replacing water heaters at Fitness Center & Clubhouse
- a. Traditional water heaters
 - i. Evenflow Plumbing \$1,875.00
 - b. Under counter insta-hots
 - i. Evenflow Plumbing Pricing \$2,200.00+
 - 1. 5 insta-hots installed
 - ii. Electrician says very expensive and we would have to install an additional breaker panel.
- 2) Oelo LED lighting system
- a. Installation & new control box \$758.93
 - i. Replacing damaged controller from pool pavilion soffit
- 3) Fans at pool party area
- a. Fan quoted includes Slipsteam to match other pool fans and 18" drop down bar
 - i. Carol's Lighting & Fan Shop $\$584.10 \times 2 = \$1,168.20$
 - ii. Ferguson $\$578.85 \times 2 = \1157.70
 - iii. Northwood Lighting $\$490.88 \times 2 = \981.76
 - b. Electrician's price
 - i. $\$120/\text{fan} + \text{travel charge } \$50.00 \times 2 = \$240 + \$50 = \$290.00$
- 4) Silversand Services- standing water near exterior of clubhouse
- a. Estimate ID: 41532 \$147.50
 - i. Add soil and mulch to help with low area next to clubhouse that is holding water.
 - b. Estimate ID: 41533 \$1097.50
 - i. Add catch basin drain and tie into existing storm drain for the low area holding water next to the recreation center.
- 5) Tommy Pye Construction \$2,525.00
- a. Water damage at clubhouse kitchen \$675.00
 - b. Fix plumber repairs to pool pavilion \$1,350.00

- c. Stone cap repair at west pond \$500.00
- 6) Upcoming Risher Programs
 - a. Free Salad in a Jar – March 18 & 25
 - b. Nutrition Presentation by Masters in Dietetics– March 21
 - c. Free Meditation Seminar –
 - d. Mooseum Ice Cream truck on May 20
- 7) LED light nights at Rec Center Property
 - a. March 2 – Texas Independence Day
 - b. March 17 – St Patrick’s Day

Updated as of 2.28.2018

Auburn Lakes Swim Team 2018 Schedule

Date	Event	Location	Time
February 13th	Executive Board Meeting	AL Clubhouse	7:30pm
February 27th	General Board Meeting	AL Clubhouse	7:30pm
March 20th	General Board Meeting	AL Clubhouse	7:30pm
April 10th	General Board Meeting	AL Clubhouse	7:30pm
May 8th	General Board Meeting	AL Clubhouse	7:30pm
June 12th	General Board Meeting	AL Clubhouse	7:30pm
March 24th	Registration: In-person	AL Clubhouse	1:00pm – 3:00pm
April 17th	Registration: In-person	AL Clubhouse	7:00pm – 8:00pm
April 17th	Parent Meeting	AL Clubhouse	6:00pm-7:00pm
April 23rd Through May 31st	AL Swim Practice After School	AL Swimming Pool	Monday – Friday 5:00-8:00pm
June 1st through June 22nd	AL Swim Practice AM	AL Swimming Pool	Before pool opens to community 7:00-9:00am and on Mondays & Wednesdays 5:00-8:00 pm
May 4th May 18th June 1st June 15th	Spirit Party	AL Pool Pavilion and Swimming Pool	5:00-7:00 pm
TBD	Swim Clinic - ?	AL Swimming Pool	TBD
May 5th	Team Pictures/TIME TRIALS	AL Swimming Pool, Pool Pavilion, and Clubhouse	7:00am-11:00am
May 19th	AL Swim Meet v. Birnam Woods and Lexington Woods	AL Swimming Pool, Pool Pavilion, and Clubhouse	7:00am-1:00pm
June 2nd	AL Swim Meet v. Timberlane	AL Swimming Pool, Pool Pavilion, and Clubhouse	7:00am-12:00pm
June 26th	Year-end party and awards	AL Clubhouse and/or Pool Pavilion	6:00pm-8:00pm

Oakmont Utility District - 4195
W. Rayford @ Gosling
Spring, TX



Estimate ID: 41532

Date: 2/23/2018

PROPOSAL
Division: Landscape
Type: Purchase

Sales Rep:
Mel Reist

Project Description:

Option 1 proposal to add soil and mulch to help with low area next to clubhouse that is holding water.

Qty	U/M	Description	Part Number	Price
1.5		ENRICHED TOP SOIL (CU. YD.)		\$82.50
1		MULCH - BLACK (CU.YD.)		\$65.00
			Total for:	\$147.50
				\$147.50
			Subtotal	\$147.50
			Tax	\$0.00
			Freight	
			Grand Total	\$147.50

TERMS AND CONDITIONS:

This Contract is entered into on this ____ day of _____, 20____, by and between Silversand Services, Inc. "Contractor" and _____, "Client". Client agrees to pay Contractor the Contract Price of _____ in accordance with the Draw Schedule. Any alteration or deviation from the specifications in the Bid Proposal will be performed only upon execution of a written change order signed by Contractor and Customer, and must be paid in full prior to work being performed. _____ (INT.)

The Contract Price shall be adjusted to reflect any increase or decrease due to the change order.

Layout in the field will have precedence over the drawing, as adjustments are needed to accommodate drainage and existing trees. Bid has precedence over drawings. Not responsible for all preexisting underground elements.

Limited Warranty:

- Landscape Plants & Construction and also for Interior Plantings:** Company agrees to repair or replace plants and construction that fail within the first twelve months of installation. Failures are defined as unsatisfactory growth and structural failures except for defects resulting from abuse, lack of proper maintenance, neglect and incidents that are outside the company's control.
- Holiday Decorating and Containers for Interior & Exterior Landscape, Irrigation Products, Light Fixtures and Pool Equipment:** Company provides the manufacturer's limited warranty against defects in material or workmanship.

Payment Schedule

\$147.50 Total Due on Completion

Approval Signature: _____

Date: _____

Silversand Services Pricing is good for 30 days from Date of Proposal
2827 Barker Cypress - Houston, Texas 77084 - phone: 713-722-0336 fax: 713-722-8160

Initial: _____

Oakmont Utility District - 4195
 W. Rayford @ Gosling
 Spring, TX



Estimate ID: 41533

Date: 2/23/2018

PROPOSAL
 Division: Landscape
 Type: Purchase

Sales Rep:
 Mel Reist

Project Description:

Option 2 proposal to add catch basin drain and tie into existing storm drain for the low area holding water next to the recreation center.

Qty	U/M	Description	Part Number	Price
1		CATCH BASIN 9"X9"		\$105.00
45		SDR DRAINAGE (L.F.) 4" 4SDR	4SDR	\$742.50
1		SIDEWALK BORE		\$125.00
1		DRAINAGE PIPE FITTINGS		\$25.00
.5		ENRICHED TOP SOIL (CU. YD.)		\$27.50
1		MULCH - BLACK (CU.YD.)		\$65.00
.05		BULL ROCK		\$7.50
Total for:				<u>\$1,097.50</u>
				<u>\$1,097.50</u>
Subtotal				\$1,097.50
Tax				\$0.00
Freight				
Grand Total				<u>\$1,097.50</u>

TERMS AND CONDITIONS:

This Contract is entered into on this _____ day of _____, 20____, by and between Silversand Services, Inc. "Contractor" and _____, "Client". Client agrees to pay Contractor the Contract Price of _____ in accordance with the Draw Schedule. Any alteration or deviation from the specifications in the Bid Proposal will be performed only upon execution of a written change order signed by Contractor and Customer, and must be paid in full prior to work being performed. _____ (INT.)

The Contract Price shall be adjusted to reflect any increase or decrease due to the change order.

Layout in the field will have precedence over the drawing, as adjustments are needed to accommodate drainage and existing trees. Bid has precedence over drawings. Not responsible for all preexisting underground elements.

Limited Warranty:

- Landscape Plants & Construction and also for Interior Plantings:** Company agrees to repair or replace plants and construction that fail within the first twelve months of installation. Failures are defined as unsatisfactory growth and structural failures except for defects resulting from abuse, lack of proper maintenance, neglect and incidents that are outside the company's control.
- Holiday Decorating and Containers for Interior & Exterior Landscape, Irrigation Products, Light Fixtures and Pool Equipment:** Company provides the manufacturer's limited warranty against defects in material or workmanship.

Payment Schedule

\$1,097.50 Total Due on Completion

Approval Signature: _____

Date: _____



Pricing is good for 30 days from Date of Proposal

2827 Barker Cypress - Houston, Texas 77084 - phone: 713-722-0336 fax: 713-722-8160

Initial: _____

Tommy Pye Estimate for Repairs

Auburn lakes Rec center-

1. In clubhouse kitchen, remove damaged Sheetrock and discard.
2. Install new Sheetrock. Tape, float, and texture to match existing.
3. Paint entire ceiling.

*This estimate is based on water damage appearing to be old. Upon inspection, all drywall and surrounding areas were completely dry. In the event that a leak still exist, this price does not include repairing leak.

Total.....\$675.00

Pool cabana-

1. Remove 4'x8' sheet of hardi ceiling damaged by water leak.
2. Replace with 4'x8' sheet of hardi ceiling.
3. Remove 6 rows of hardi with damage from pipe leak, and replace.
4. Outside of storage room, remove damaged, vented hardi siding. Replace with new.
5. Prep and paint all new material to match existing.

*We will install new hardi siding to closest original seams.

****All paint will be owner-supplied.

Total.....\$1350.00

Stone cap repair-

1. Remove remaining stones on post cap. Clean and save.
2. Reinstall stone cap on post. Mortar to match as closely as possible.
3. Asses any further cracks on post and repair mortar where needed.

Total.....\$500.00



MASTER PLAN DEVELOPMENT REPORT
February 28, 2018
Prepared for Oakmont PUD

HOA ENHANCEMENTS

1. Reviewed priorities with David Bowman
2. Areas of Focus:
 - a. Endcaps / Esplanades focus on face lift and lighting
 - b. Entrances (primary and secondary) / Monuments / Identity
 - c. Focal points
 - d. Water reduction
 - e. Moving trees
 - f. Facelift on landscaping at entrances, reduce color change expense
3. Pool side ideas: pour & play, sand, shade, bleachers, shower
4. Playground – equipment and shade (we need a little more information and who is championing this effort on Client side)

DETENTION POND IDEAS

The problem seems to be ATV's and four wheelers coming into the property by means that cause or leave damage. We understand through Tom Dillard with Champions, the board would like to look at something effective yet aesthetic. The following remedies are for discussion:

1. Fencing – along the east side of the forest, it is too vulnerable not to fence
2. Bollards – although effective, these can be distractive and prison like
3. Natural – use trees and shrubs and “stakes” to deter intruders
4. Cameras
5. Pole and cable fencing, boulders, other

Client's budget? \$ _____

WOODSEdge CHURCH TRAIL

- ◆ Preliminary layout and estimate presented tonight
- ◆ Considerations: signage, width, schedule, crosswalks, amenities (is there a std?)
Bird issue, usage? (*hike, bike, golf carts*)
- ◆ We have reviewed this with the Engineer, and they can assist with permitting and other details if necessary. We may need to dial back on the “bridge structure” as this is using a lot of money that doesn't make sense. A simple boardwalk may work just fine on the swales. Request authorization to design and bid.
See estimate attached sand design fees. \$181K with bridges (100 – 120)
Landscape Architecture Estimate \$ 8K Engineering Estimate \$ 15K

