

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

August 9, 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 August 9, 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
Vacant	-	Assistant Secretary
Jennifer Smith	-	Assistant Secretary

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

Also in attendance were Keri Goede and Bill Holland, residents of the District; Tina DeAses and Steven Wright of the Risher Companies, the District's Recreation Manager ("Risher"); Debra Loggins of L&S District Services, LLC, the District's Bookkeeper; Cindi Winski of EquiTax Inc, the District's Tax Assessor/Collector; Robb Clark with Hays Utility South Corporation ("Hays"), Operator for the District; Tom Dillard of Champions Hydro-lawn ("Champions"); Chris Roznovsky and Nathaniel Jackson 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

Director Warren then opened the floor to the public to receive comments. Ms. Goede addressed the Board and noted that she has observed standing water at the back side of the walking track at the West Detention Pond and that several lids to the dog waste collection stations are broken. Mr. Dillard noted the standing water is due to drainage from residents abutting the pond over watering their lawns. The Board noted the damaged lids and requested Ms. DeAses investigate the matter.

The Board then noted that no other persons wished to present comments and closed the public comment section.

CONSIDER APPROVAL OF MINUTES FROM THE JULY 12, 2018 MEETING

The Board next considered the proposed minutes from the meeting held on July 12, 2018. After review, upon motion made by Director Warren and seconded by Director Hebert, 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, 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 approve the Bookkeeper's Report and authorize payment of checks and invoices as presented, including the check to NHCRWA for monthly fees, Jones & Carter for engineering services, and ReadyRefresh presented but not included on the Bookkeeper's Report.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board next recognized Ms. Winski who presented the TAC's Report, a copy of which is attached hereto as Exhibit "C". Ms. Winski noted 99.7% of the District's 2017 tax levy has been collected.

After discussion, upon a motion duly made by Director Warren, 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 97.39%; and
- there were no excursions for the month.

Mr. Clark noted that flushing was completed during the month in response to a complaint regarding the water color and smell.

After review, upon a motion brought by Director Hebert, seconded by Director Simmons the Board unanimously approved the Operator's Report as presented.

Amend Rate Order

The Board then considered amending the District's rate order to increase the sanitary sewer service flat fee to \$35.00 to reflect the fee increase for recycling collection services. After discussion and consideration, upon a motion by Director Hebert, seconded by Director Warren, the Board voted unanimously to amend the rate order.

ATTORNEY'S REPORT

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

Review Investment Policy and adopt resolution evidencing same

Ms. Craig presented the Board with a Resolution Evidencing Review of Investment Policy. She noted that she has reviewed the District's investment policy in conjunction with the Texas Public Funds Investment Act, and that no changes were recommended at this time. She requested the Board adopt the resolution evidencing such review and recommendation.

Upon a motion by Director Simmons, seconded by Director Hebert, the Board voted unanimously to adopt the Resolution Evidencing Review of Investment Policy as presented.

Review and Discuss Open Space Maintenance Agreement

This matter was addressed below.

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 "E".

As part of the Engineer's Report, Mr. Roznovsky presented a request from a resident to encroach upon a utility easement. Mr. Roznovsky noted that the resident plans to construct a pool within the encroachment. He recommended the Board deny the encroachment request due to the potential damage that could be caused by the pool to the utilities within the easement. After discussion, upon a motion by Director Hebert, seconded by Director Warren, the Board voted unanimously to deny the request for encroachment.

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

HEAR REPORT FROM CHAMPIONS HYDROLAWN

The Board recognized Mr. Dillard, who presented the report from Champions, a copy of which is attached hereto as Exhibit "F".

Mr. Dillard presented a proposal to repair an area of ground near the amenity pump for the Estates Pond. Mr. Dillard noted the damage is not due to subsidence. Mr. Roznovsky also

noted that the damage was due to the installation of the fountain pump and is not impairing the drainage or detention functions of the pond.

After review of the report and discussion, upon a motion by Director Warren, seconded by Director Simmons, the Board voted unanimously to approve the report and to reject the repair proposal. The Board requested the District's Attorney to notify the Auburn Lakes Homeowner's Association of the proposal rejection.

HEAR FROM RECREATION CENTER MANAGER

A report was not presented.

LANDSCAPE ARCHITECT

A report was not presented.

HEAR FROM RECREATION COMMITTEE

The Board heard from the Recreation Committee regarding activity during the last month. No action was taken.

REVIEW DISTRICT EMAILS

Ms. Craig then presented the Board with emails received by the Board's email address since the date of the last Board meeting. Copies of the emails are attached hereto as Exhibit "G".

No action was taken.

HEAR FROM THE PUBLIC

Director Warren opened the floor to receive comments the public. The Board received comments from Ms. Goede regarding the feces incidents at the pool.

EXECUTIVE SESSION

The Board entered into executive session at 7:48 pm to receive legal counsel pursuant to Chapter 551 of Texas Government Code.

OPEN SESSION

The Board then entered into open session at 7:52 pm.

Open Space Maintenance Agreement

The Board discussed the Maintenance Agreement. No action was taken.

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

PASSED, APPROVED and ADOPTED this September 13, 2018.

(DISTRICT SEAL)

Secretary, Board of Directors