

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

**October 24, 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, October 24, 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
Jennifer Smith	-	Assistant Secretary
David Doiron	-	Assistant Secretary

All members of the Board were present, thus constituting a quorum. However, Director Doiron joined the meeting after the approval of the Recreation Center Manager's Report.

Also in attendance were those who provided their names on the sign-in sheet attached hereto as Exhibit "A".

Additionally, in attendance were: Tina DeAses, The Risher Companies, the District's Recreation Manager ("Risher"); and Michael Murr, the District's Landscape Architect.

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

**APPROVE MINUTES OF MEETING HELD SEPTEMBER 26, 2018**

The Board considered the minutes of the meeting held September 26, 2018 which were distributed to the Board for review prior to the meeting. After discussion, upon a motion by Director Warren, seconded by Director Hebert, the Board voted unanimously to approve the minutes as presented.

**GIRL SCOUT PROJECT**

The Board then recognized Ms. Carly Nugier, a Girl Scout and resident of the District. Ms. Nugier presented a project proposal for the construction of a "Little Free Library" within the District, a copy of which is attached hereto as Exhibit "C." The Board considered the proposal,

and requested Ms. Nugier to prepare a more detailed proposal for the Board's consideration and action at the next meeting.

### **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 "D."

Ms. DeAses then presented updated proposals for the Recreation Center phone bill, and requested the Board to authorize a 1-year contract with AT&T. After discussion and review, upon a motion by Director Simmons, seconded by Director Smith, the Board voted unanimously to authorize the Recreation Center Manager to secure a 1-year basic phone line contract with AT&T for \$60.00 a month.

Ms. DeAses then presented proposal #45822 from Silversand Services for the repair of irrigation lines in the amount of \$632.89. Upon a motion by Director Warren, seconded by Director Simmons, the Board voted unanimously to approve the proposal and authorize the work presented.

The Board then considered several proposals from Silversand for irrigation repair and sod replacements. After discussion, upon a motion by Director Hebert, seconded by Director Warren, the Board voted unanimously to deny the proposals, but to authorize Silversand to spread rye grass seeds in the low lying areas at a cost not to exceed \$1,000.

Ms. DeAses then presented a proposal for the re-welding of the security bars around the Clubhouse a/c units in the amount of \$150.00. Upon a motion by Director Simmons, seconded by Director Hebert, the Board voted unanimously to authorize the repair as presented.

The Board then recognized Mr. Clark, who presented a proposal for the replacement of the pool motor and impeller. The Board discussed the proposal and the options. Upon a motion by Director Simmons, seconded by Director Hebert, the Board voted unanimously to authorize the motor and impeller repair at a cost not to exceed \$3,400, including authorizing the Recreation Committee to coordinate the same.

Then, upon a motion by Director Hebert, seconded by Director Warren, the Board voted unanimously to authorize A Plus Spring Electric to wire the new motor for a cost not to exceed \$300.

Ms. DeAses then presented a proposal for the completion of certain project through Task Rabit. Ms. DeAses noted that such services will be provided through Risher but requested the Board's approval of the projects. Upon a motion by Director Warren, seconded by Director Hebert, the Board voted unanimously to authorize the projects as presented in an amount not to exceed \$893.20.

Ms. DeAses then presented a proposal from Omega Construction for the repair of sheet rock in the Fitness Center. She noted that such repair will require the Fitness Center to be closed on November 2 from 8:30 am until 6:00 pm. Upon a motion by Director Simmons, seconded by

Director Smith, the Board voted unanimously to authorize the repair and the closing of the Fitness Center to complete such repair.

After discussion and review, upon a motion by Director Warren, seconded by Director Hebert, the Board voted unanimously to approve the Recreation Center Manager's Report as presented. However, no other action items were acted upon.

#### **HEAR FROM SILVERSAND SERVICES**

The Silversand Services report was presented above.

#### **LANDSCAPE ARCHITECT REPORT**

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

After review of the report and discussion, upon a motion made by Director Hebert, seconded by Director Smith, the Board voted unanimously to approve the Landscape Architect's Report, including authorization for the Landscape Architect to pursue quotes for the installation of trees and to begin design of the trail to French Elementary School.

#### **HEAR FROM RECREATION COMMITTEE**

The Board recognized the Recreation Committee. No action was taken.

#### **HEAR FROM THE PUBLIC**


The Board then opened the floor to receive comments from the public. The Board recognized Ms. Goede who inquired as to the possibility of opening the pool for year-round use. The Board discussed the matter. No action was taken, and no further 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 November 28, 2018.

(DISTRICT SEAL)

  
Secretary, Board of Directors

# OAKMONT PUD BOARD OF DIRECTORS MEETING SIGN-IN SHEET

October 24, 2018

Name	Name	Name
Donna Nugier		
Carly Nugier		



# OAKMONT PUD BOARD OF DIRECTORS MEETING SPEAKER SIGN-UP SHEET

Meeting Date: October 24, 2018

## COMMENT PERIOD

Name	Address
Peter Clark	Aquatic mgmt Houston
Jennifer Houston	6739 Hon.aycrest Ln
Keri Goede	25106 Summer Chase Dr.

**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, October 24, 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 September 26, 2018 meetings.
2. 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;
  - b. Consider authorizing Recreation Center Manager to proceed with projects, purchases, and repairs as directed by the Board; and
  - c. Discuss Pool Management Agreement renewal terms and consider taking action thereon.
3. Hear from Silversand Services and consider authorizing proposals for landscaping maintenance.
4. Hear report from Landscape Architect and consider acting thereon, including:
  - a. Receive proposals for purchase, construction, and installation of recreation items, including structures, landscaping, and materials throughout District and consider authorizing same; and
  - b. Authorize Landscape Architect to proceed with park projects as directed.
5. Hear from Recreation Committee, and consider taking action, including:
  - a. Ratify action taken by Recreation Committee during the previous month to purchase equipment or approve repairs, as necessary.
6. Hear from the public.

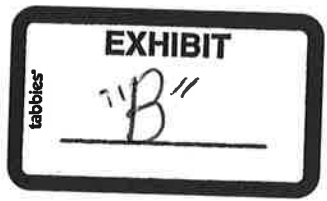
Pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice, such closed session will be held at the date, hour and place given in this Notice concerning any all subjects for any and all purposes permitted 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 17th day of October, 2018.

(DISTRICT SEAL)



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



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EXECUTED this 17th day of October, 2018.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

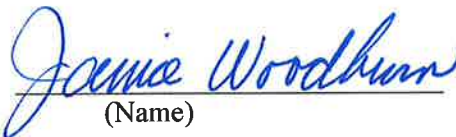
By: Mallory J. Craig  
Mallory J. Craig  
Coats Rose, P.C.  
Attorneys for the District



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 1000, Houston, Texas, on Wednesday, October 17, 2018, at 11:30 a.m., which time was not less than 72 hours prior to the scheduled time of the meeting.

  
(Name)

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NOTICE OF MEETING  
PARKS AND RECREATION**

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EXECUTED this 17th day of October, 2018.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

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

1331643  
10/17/2018 PERSONAL  
\$9.00 MPR - NOTICE MTG

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

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EXECUTED this 17th day of October, 2018.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

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

Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

2018 OCT 17 AM 11:35

FILED

DO NOT DETACH

CERTIFICATE OF POSTING OF NOTICE OF MEETING

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


I, Christina NDLAES, 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 17<sup>th</sup> day of October, 2018 at 4 p.m., which time was not less than 72 hours prior to the scheduled time of the special meeting.

Christina NDLAES  
(Name)

4811-0138-0114, v. 1

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## Little Free Library

Girl Scout Silver Award  
Proposal by:  
Carly Nugler

### What is a Little Free Library?

- It is a "take a book, return a book" free book exchange
- The most common version is a small wooden box that houses the books
- People of the community are encouraged to take a book or bring a book to share.
- Many of these exchanges have a unique, personal touch

### Little Free Library History

- The first Little Free Library was built in 2009 in Hudson, Wisconsin
- By 2011, it had gained national media attention and nearly 400 were in existence
- By 2012, there were over 4,000 libraries and the Little Free Library became a registered 501 c3 nonprofit organization.
- In 2015, it was awarded the Library of Congress Literacy Award for its promotion of reading
- Currently, there are 75,000 registered libraries in 85 countries worldwide

### Little Free Library Mission

Little Free Library is a nonprofit organization that inspires a love of reading, builds community, and sparks creativity by fostering neighborhood book exchanges around the world.

### Why do I want to do this?

- I am a Girl Scout that is interested in earning my Silver Award. This is the 2<sup>nd</sup> highest award a Girl Scout can earn.
- By earning this award, it shows that I am a leader and I am dedicated to improving the community.

### How can you help?

- I need your approval to place a Little Free Library outside the Auburn Lakes Clubhouse.
- Assist me in finding someone to build one or purchase through an online store.
- Assist me in installing the Little Free Library



## What will I do?

- Work on getting books of all types donated.
- Promote the library in the monthly newsletter and on social media
- Serve as the caretaker making sure it is clean and inviting.
- I live very close to the clubhouse and can check on it often.

Thank you for your time!!

For more information visit:  
[www.littlefreelibrary.org](http://www.littlefreelibrary.org)

Are there any questions?

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



**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:
  - Alex Fontana, Stacy Highlender, Rose Thibodeaux

**Fitness Center 9/19 – 10/22**

Total Entrees	1872
Fitness Center Orientations	1
Non-Resident Passes	12

**Clubhouse 9/19 – 10/22**

Group Fitness Classes	HIIT it, Boot Camp, Zumba, Yoga,
Resident Reservations	5
Specialty Sessions	Salad in a Jar – 12 residents, Wreath Making 10 residents, Grace Pointe Dance 23

**Pool 9/19 – 10/22**

Total Entrees / access card	32
Pool Parties	0
Non-Resident Passes	25

<b>Aq Mgmt Totals</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	
	2100	5539	4212	2840	508	15,199



**Monthly Expenses 9/19 – 10/22**

Company	Invoice/Service	Cost
AT & T phone	Land line	\$122.63
AT&T internet	Internet	\$64.46
Direct TV	Clubhouse TV	\$89.24
Comcast	Cable service for Fitness Center	\$177.98
Ready Refresh	Water service	\$41.01
Vanguard	Cleaning Services	\$391.00
	<b>Paid by Bookkeeper</b>	<b>\$891.30</b>
Supplies & vendors	<b>Total Paid by Risher</b>	<b>\$1,568.33</b>
	<b>Grand Total</b>	<b>\$2,459.63</b>

**Monthly Income 9/19 – 10/22**

Monthly Income Source	Monthly Income Amount	YTD Oct '18- Sept '19	Recreation Account Total
Pool Passes	\$	\$0	
Pool Parties	\$		
Pool Swim Lessons	\$		
Clubhouse Rental Income	\$400.00	\$400.00	
Rec Access Pass	\$45.00	\$45.00	
<b>Total</b>	\$445.00	\$445.00	<b>\$21,094.00+ \$445.00 = \$21,539.00</b>

**Project Quotes**

<p><b>Project 1: Update on phone service</b>            Cannot go with Comcast basic phone line unless we switch our wifi and phone to them as well. Less expensive to go with AT &amp; T and re-sign for a 1-year contract.</p> <p>Please give the Recreation Director permission to enter into a 1 or 2 year contract with a phone company at no more than \$60.00 / month.</p>	\$60.00 / month		
<p><b>Project 2: Silversand Services 45822</b>            Proposal to repair lateral lines broken and damaged drainage pipe due to construction</p>	\$632.89		
<p><b>Project 3: Silversand Services –</b>            Proposal to repair damaged grass area from West Rayford to the playground  <b>45907-</b> Proposal for irrigation repairs at the playground</p>	Waiting for quotes  \$1389.76		

<b>45875</b> Option 1 to grade and hydroseed all damaged areas near playground.	\$5,000.00		
<b>45876</b> Option 2 to grade and sod all damaged areas near playground.	\$11,800.00		
<b><u>Project 4: Big Container Solutions</u></b> Re-weld the security bars around the Clubhouse air conditioning units.	Re-weld 2 bars \$150.00		
<b><u>Project 5: Pool Motor</u></b> <b><u>Aquatics Management</u></b> Remove faulty motor from C Series pump Supply and install new 10 HP motor Install new mechanical seal Start up and test operation. Remove all debris <b><u>A Plus Spring Electric:</u></b> Wire in new pool pump motor	\$1,890.00       \$300.00		
<b><u>Project 6: Taskrabbit repairs</u></b> \$29.00/ hour <b><u>Flush out all 3 sections of down spouts</u></b> 22 total downspouts 22 hours <b><u>Clean gutters</u></b> 2 hours/ building 4 hours <b><u>Repair wall in hallway</u></b> No more than 1 hour <b><u>Replace light fixtures in FC bathrooms</u></b> No more than 1 hour	\$638.00   \$116.00  \$29.00  \$29.00  Total \$812.00	10% service fee for TaskRabbit       \$81.20	\$812.00 + \$81.20 \$893.20
<b><u>Project 7: Omega Construction</u></b> Possible water leak. May need to replace sheet rock in addition to the paneling in the Fitness Center. Will move equipment, replace sheetrock, insulation, and perform electrical work if needed in that section. Will complete on Fri, Nov 2 and close the FC from 8:30 AM – 6:00 PM on that day.	\$750.00		

**Maintenance Items:**

- 1) Omega Construction completed window trim repairs to both clubhouse and fitness center, fixed fitness center door, investigated water damage to fitness center wall. (Investigated the pool motor problem & re-sealed air hawks on the roof for free.)
- 2) Electrician was on site on 10.9 and installed the surge protector.
- 3) 10.16.18 power went out at the Fitness Center from 11:45 AM – 3:45 PM. Centerpoint had an equipment failure and 4,000+ locations were without power on that day.
- 4) 10.18.18 pool motor won't start.

**Camps & special circumstances**

- 1) Klein ISD Superintendent – Meet & Greet - Oct. 30
- 2) Cookie decorating company wants to host classes in the facility.
- 3) Swim team requested the following dates, meeting time is 7:00 – 9:00:
  - a. Jan 15
  - b. Feb 19
  - c. March 19
  - d. April 16

**Special events hosted by Oakmont PUD:**

Upcoming Events:

October 27	Fall Festival / Small Business Expo 18 businesses signed up as of 10.22.2018
October date	Potential tailgating in parking lot, watch games in clubhouse

**Oelo lights at the Oakmont PUD Property:**

October 31- Halloween  
November 11 – Veteran’s Day  
November 22 – Thanksgiving Day  
Nov. 23 – Dec. 25 Daily lights will be on from 7:00 PM – 11:00 PM

**Updated as of 10.24.2018**

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



Estimate ID: 45822

Date: 10/18/2018

**PROPOSAL**  
 Division: Irrigation  
 Type: Purchase

Sales Rep:  
 Felipe Santoyo

**Project Description:**

Proposal to repair lateral lines broken and damaged drainage pipe due to construction.

Qty	U/M	Description	Part Number	Price
<b>Materials</b>				
2		LATERAL LINE BROKEN LLB	LLB	\$242.00
1		10 FT 6" SDR SOLID DRAIN PIPE		\$90.89
<b>Total for: Materials</b>				<b>\$332.89</b>
<b>Labor</b>				
4		LABOR (2 MAN CREW) PER HOUR		\$300.00
<b>Total for: Labor</b>				<b>\$300.00</b>
				<b>\$632.89</b>
<b>Subtotal</b>				<b>\$632.89</b>
<b>Tax</b>				<b>\$0.00</b>
<b>Freight</b>				
<b>Grand Total</b>				<b>\$632.89</b>

**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:**

1. **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.

2. **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.

**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:** \_\_\_\_\_

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



Estimate ID: 45907

Date: 10/24/2018

**PROPOSAL**  
 Division: Irrigation  
 Type: Purchase

Sales Rep:  
 Felipe Santoyo

**Project Description:**  
 Proposal for irrigation repairs at Recreational center playground.

Qty	U/M	Description	Part Number	Price
<b>Clock #1, Station 17</b>				
1		RAINBIRD ROTOR 1804 LEAKING		\$13.73
<b>Total for: Clock #1, Station 17</b>				<b><u>\$13.73</u></b>
<b>Clock #1, Station 19</b>				
3		RAINBIRD ROTOR 1804 NEED TO BE ADDED FOR BETTER COVERAGE		\$41.19
<b>Total for: Clock #1, Station 19</b>				<b><u>\$41.19</u></b>
<b>Unik #2</b>				
8		RAINBIRD ROTOR 1804 NEED TO BE ADDED FOR BETTER COVERAGE		\$109.84
1		LATERAL LINE BROKEN LLB	LLB	\$25.00
<b>Total for: Unik #2</b>				<b><u>\$134.84</u></b>
<b>Labor</b>				
12		LABOR (2 MAN CREW) PER HOUR		\$900.00
1		MATERIALS + MISC		\$300.00
<b>Total for: Labor</b>				<b><u>\$1,200.00</u></b>
				<b><u>\$1,389.76</u></b>
<b>Subtotal</b>				<b>\$1,389.76</b>
<b>Tax</b>				<b>\$0.00</b>
<b>Freight</b>				
<b>Grand Total</b>				<b><u>\$1,389.76</u></b>

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



**PROPOSAL**  
 Division: Landscape  
 Type: Purchase

Estimate ID: 45875

Date: 10/23/2018

Sales Rep:  
 Mel Reist

**Project Description:**

Option 1 to grade and hydroseed all damaged areas for playground construction.

Qty	U/M	Description	Part Number	Price
15000		SQ. FT. HYDROSEED W/ COMMON BERMUDA AND RYE (MINIMUM SQ FT)		\$1,950.00
10		ENRICHED TOP SOIL (CU. YD.)		\$550.00
1		LABOR & EQUIPMENT TO GRADE		\$2,500.00
			Total for:	<u>\$5,000.00</u>
				<u>\$5,000.00</u>
			Subtotal	\$5,000.00
			Tax	\$0.00
			Freight	
			Grand Total	<u>\$5,000.00</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**

\$5,000.00 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: \_\_\_\_\_

Initial: \_\_\_\_\_

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



**PROPOSAL**  
**Division: Landscape**  
**Type: Purchase**

Estimate ID: 45876

Date: 10/23/2018

Sales Rep:  
 Mel Reist

**Project Description:**

Option 2 to grade and sod all damaged areas for playground construction. St augustine is for areas next to W. Rayford and areas under natural area next to playground. Bermuda is for areas that currently have bermuda sod.

Qty	U/M	Description	Part Number	Price
19		PALMETTO ST AUGUSTINE SOD (PALLET)		\$6,650.00
6		PALLET - BERMUDA SOD		\$2,100.00
1		LABOR & EQUIPMENT TO GRADE		\$2,500.00
10		ENRICHED TOP SOIL (CU. YD.)		\$550.00
Total for:				<b>\$11,800.00</b>
				<b>\$11,800.00</b>
Subtotal				\$11,800.00
Tax				\$0.00
Freight				
<b>Grand Total</b>				<b>\$11,800.00</b>

**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**

\$11,800.00 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: 713-722-0400



DONE

Big Container Solutions  
2870 Lenoir Rd  
Spring, TX 77389  
951-455-3767

Page No. 1 of 1

### PROPOSAL

Project Name	10000 S. COIT	Project No.	1000000000
Client Name	AC Community World	Project Location	Club House

The proposal hereby is furnished material and labor necessary for the completion of  
To install 2 hours of glass to concrete AC units

The proposal hereby is furnished material and labor necessary for the completion of  
To install 2 hours of glass to concrete AC units

Payment on delivery **due upon completion**

Signature: Greg Wilson Date: 10/10/2020

ACCEPTANCE OF PROPOSAL: We, the undersigned, have read and understand the above proposal and agree to the terms and conditions thereof. We hereby accept the proposal and agree to the terms and conditions thereof.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_





## 10 HP Motor

**THIS AGREEMENT**, Between **Aquatic Management of Houston, Inc.**, (the "Company") and **Auburn Lakes (Oakmont PUD)** (the "Customer"), shall constitute work to be performed by Company at Customer's pool. All work shall be completed in a professional manner and according to standard practices. Prices are for work as specified and under normal conditions. Prices do not include extra work required to correct problems caused by special conditions, such as hitting rock, water, debris, or by deterioration or poor condition of items not specified for repair below, or damage done as a result of demolition necessary to complete work.

**Title: Replace faulty 10 HP motor on pool pump**

**Total \$ 1,890.00**

### Work Scope

**Scope:**

- Remove faulty motor from C Series pump
- Supply and install new 10 HP motor
- Install new mechanical seal
- Start up and test operation.
- Remove all debris

**Due to the condition of three phase conductors all electrical work to be completed by customer's electrician**

**PRICE DOES NOT INCLUDE TAX**

**Warranty.** If any product or service provided by Company does not function properly, Company will, at our option, repair or replace any equipment we supplied at no charge for a period of 12 months from the date of installation, or repair any damage caused by faulty workmanship within 12 months from the date of providing of service. This is the sole warranty given for products and workmanship.

This warranty is limited to the terms stated herein. All expressed and implied warranties are excluded, except as stated above.

Customer agrees to furnish, at no cost to Company, water and electricity for Company's use in performing the work described herein.

**Payment shall be made as follows:**

Payments will be invoiced. The balance will be due upon completion. Any payments not made on or within ten (10) days after the due date thereof shall be subject to a delinquent payment fee of 1 ½% per month or portions of any months.

In the event that the Company is obligated to file suit or lien to recover payment of any sums under this Agreement, Customer agrees to bear all reasonable costs of attorney fees.

**ACCEPTED:**

\_\_\_\_\_  
 Peter Clark, President

\_\_\_\_\_  
 Auburn Lakes (Oakmont PUD)

**DATE:**

\_\_\_\_\_  
**DATE:**

A+ Spring Electric

TECL19928

P.O. Box 1302

Spring, TX 77383

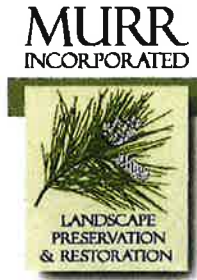
# Estimate

Date	Estimate #
10/23/2018	181023 IEST

Name / Address
Auburn Lakes Recreation Center Tina Deases 25005 Northcrest Drive Spring, Texas 77389

			Project
Description	Qty	Cost	Total
1. Wire in new pool pump motor. 2 men - 1 truck Service Call misc. materials required	2	120.00 50.00 10.00	240.00 50.00 10.00
		<b>Total</b>	\$300.00

Customer Signature \_\_\_\_\_



**MASTER PLAN DEVELOPMENT REPORT**  
 October 24, 2018  
 Prepared for Oakmont PUD

**PROJECTS WORKING AND STATUS**

1. Security Planting around East Detention – Project is complete. Relocated a few trees
2. Shade structure for Playground is complete. We will be responsible for restoration.
3. Paint risers on steps at pool when weather permits
4. East and West Detention designs for review
  - Gazebo
  - Docks/Piers
  - Benches
  - Butterfly and Community Gardens
  - Wildflowers
  - Shade Trees and (fruit and nut) and Landscaping
  - Fountain
  - Discussion
5. Completed fence screen for trash receptacles
6. Windwood Church/French Elementary sidewalk discussion, bike racks, timing, etc.



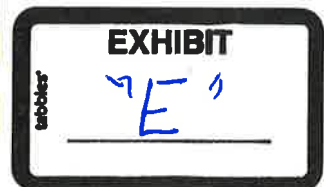
**FUTURE PLANNING**

1. Playground – nature play equipment and shade, water fountain, and boulder
2. Soccer and Tennis on open fields
3. Lighting
4. Trees moved from intersection



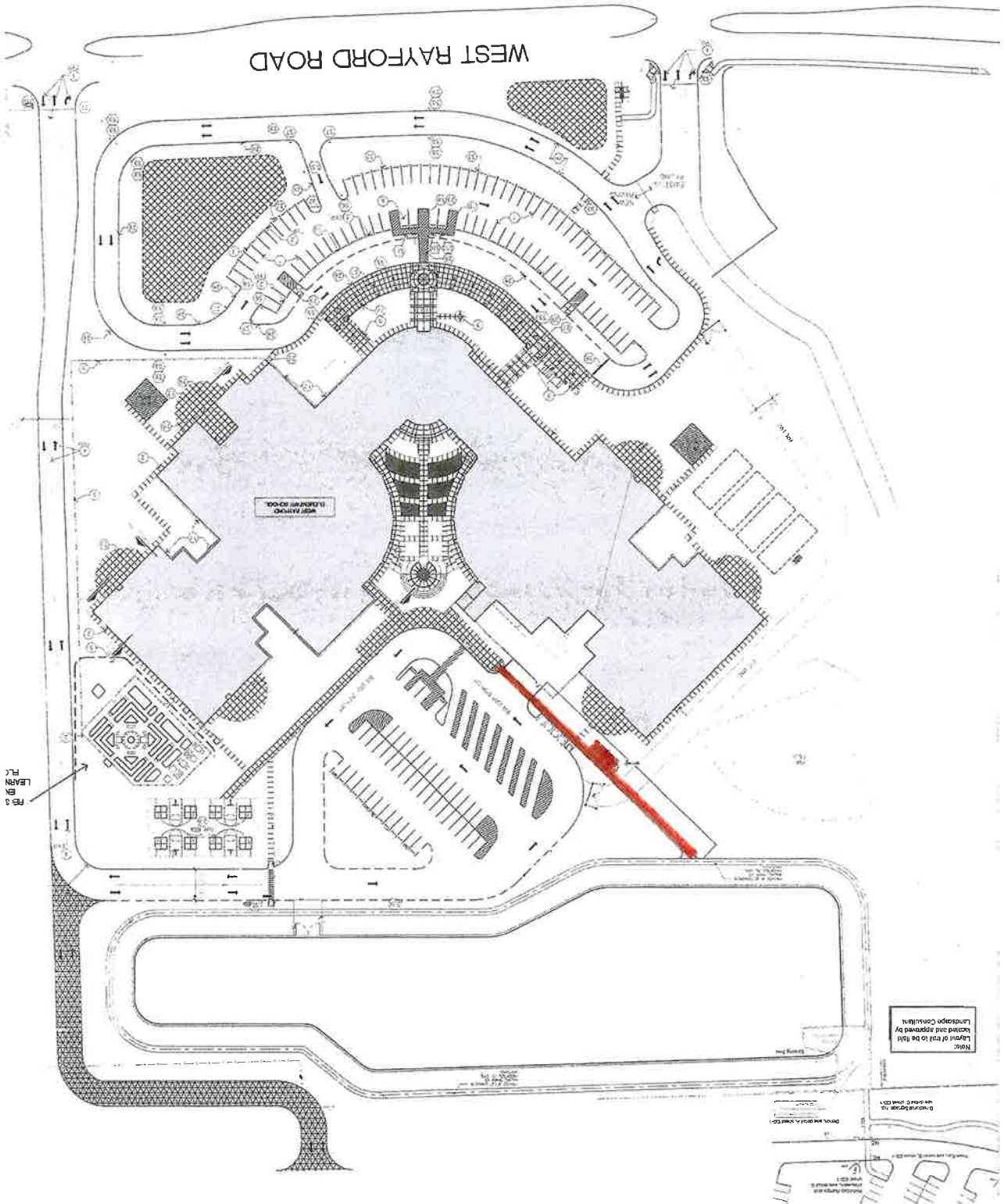
**PROJECTS DISCUSSED**

1. Endcaps / Esplanades focus on face lift and lighting
2. Entrances (primary and secondary) / Monuments / Identity
- 3.





WEST RAYFORD ROAD





LEGEND

Proposed Connection to Oakmont PUD Trail

Proposed Trail System (Schematic)

Proposed Connection to French Elementary Trail

1 inch equals 166.7 Feet



PROPOSED TRAIL

Notes  
This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or planning purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or public boundaries or related facilities to their boundary. No express warranties are made by Jones & Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit. This map was automatically generated using GeoCortex Essentials.



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# Commercial Bike Racks

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Bike Hitch



Hoop Rack



Hoop Rack Heavy Duty



Swerve Rack



Downtown Rack



Round Rack



Arc Rack



Cycle Dock™



Bike Bike Rack



Recycle Rack



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Helix Rack



Hi Roller

Type Rider™ Racks



Custom Racks

Logo Bike Racks

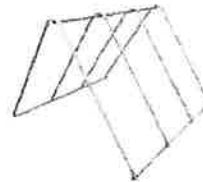
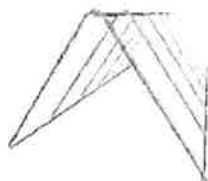


Image Infusion

Compack Rack



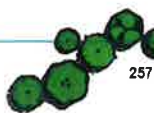
Event Rack

U-Lockit™



**Legend**

-  Proposed Concrete Trail
-  Existing Granite Walk
-  Proposed Bench Location
-  Proposed Trash Can Location
-  Proposed Rule Sign Location
-  Proposed Fido Location

 257 Proposed Trees

Existing Neighborhood Access Walk, typ.



LOBLOLLY VISTA DRIVE

WHISTLING PINES DRIVE

OAKMONT PUD  
WATER PLANT NO. 1

Raised Gardens

Proposed 92' Pavilion

Proposed 6' Concrete Trail

Top of Bank

Bottom of Slope

Edge of Lake

Proposed Tree Groupings

Proposed 12' Gazebo

Proposed Fishing Pier

Proposed Waters Edge Plantings and Boulders, typ.

Proposed Switchback for Bottom Access

Proposed Lake Overlook  
and Fishing Pier

Existing Granite Trail

Top of Bank

Bottom of Slope

Edge of Lake

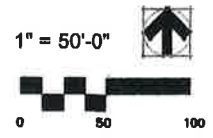


1803 GRANT RD. STE. 208  
CYPRESS, TX 77429  
TEL: 281.257.3375  
FAX: 281.376.4833  
www.murr-inc.com

THIS PLAN IS NOT COMPLETE AND IS NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.

Auburn Lakes East Detention Pond  
for  
Oakmont P.U.D.

September 2018



FILE: S:\PROJECTS\OAKMONT PUD\EAST AND WEST DETENTION PONDS\AUBURN LAKES EAST AND WEST DETENTION POND BASED.WG September 28, 2018 - 10:43 AM jncida

**Auburn Lakes East Detention Pond**  
**Oakmont PUD**

9/26/2018

**Preliminary Cost Estimate**

Item	Qty	Unit	Unit Cost	Total
Site Prep	1	ls	29,793.65	29,793.65
Permit Fees	1	ls	3,000.00	3,000.00
Bond Fees	1	ls	19,710.00	19,710.00
6' Concrete Trail	3195	lf	48.00	153,360.00
Switchback	230	lf	120.00	27,600.00
12' Gazebo	1	ea	10,000.00	10,000.00
36' Pavilion	1	ea	145,000.00	145,000.00
Fishing Pier/ Lake Over Look	1	ea	40,000.00	40,000.00
Small Fishing Pier	1	ea	18,000.00	18,000.00
Fido houses	3	ea	1,150.00	3,450.00
Bench	3	ea	2,250.00	6,750.00
Picnic Table	4	ea	3,250.00	13,000.00
Rule Signs	4	ea	1,000.00	4,000.00
Park Monument	1	ea	5,000.00	5,000.00
Trash Cans	8	ea	2,650.00	21,200.00
Concrete pads for trash receptacles	36	sf	8.00	288.00
Bike Rack	3	ea	950.00	2,850.00
Trees, 30 gal. average	257	ea	275.00	70,675.00
Water Plantings and Boulders	12200	sf	3.50	42,700.00
Compost	25	cy	75.00	1,875.00
3" Dark Shredded Hardwood Mulch	25	cy	65.00	1,625.00
Irrigation	10	zn	2,850.00	28,500.00
Final Clean up & Site Restoration	1	ls	17,876.19	17,876.19
			<b>Sub Total</b>	<b>666,252.84</b>
			<b>10% Contingency</b>	<b>66,625.28</b>
			<b>Total</b>	<b>732,878.12</b>



**Legend**

-  Proposed Concrete Trail
-  Existing Granite Walk
-  Proposed Bench Location
-  Proposed Trash Can Location
-  Proposed Rule Sign Location
-  Proposed Fido Location
-  Existing Tree
-  Existing Trash and/or Bench Location

138 Proposed Trees



**MURR**  
INCORPORATED  
LANDSCAPE  
PRESERVATION  
& RESTORATION  
11803 GRANT R.D. STE. 208  
CYPRESS, TX 77429  
TEL: 281.251.3375  
FAX: 281.376.4833  
www.murr-inc.com

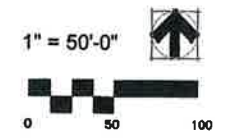
THIS PLAN IS NOT COMPLETE AND IS NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.

Auburn Lakes West Detention Pond  
for  
Oakmont P.U.D.

Future Entry Monuments

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September 2018



**Auburn Lakes West Detention Pond**  
**Oakmont PUD**

9/26/2018

**Preliminary Cost Estimate**

Item	Qty	Unit	Unit Cost	Total
Site Prep	1	ls	25,891.28	25,891.28
Permit Fees	1	ls	3,000.00	3,000.00
Bond Fees	1	ls	19,710.00	19,710.00
6' Concrete Trail	2165	lf	48.00	103,920.00
Switchback	460	lf	120.00	55,200.00
12' Gazebo	1	ea	10,000.00	10,000.00
36' Pavilion	1	ea	145,000.00	145,000.00
Fishing Pier/ Lake Over Look	1	ea	40,000.00	40,000.00
Pergola	1	ea	10,000.00	10,000.00
Fido houses	3	ea	1,150.00	3,450.00
Bench	4	ea	2,250.00	9,000.00
Picnic Table	4	ea	3,250.00	13,000.00
Rule Signs	4	ea	1,000.00	4,000.00
Park Monument	1	ea	5,000.00	5,000.00
Trash Cans	8	ea	2,650.00	21,200.00
Bike Racks	2	ea	950.00	1,900.00
Concrete pads for trash receptacles	36	sf	8.00	288.00
Trees, 30 gal. average	138	ea	275.00	37,950.00
Water Plantings and Boulders	7845	sf	3.50	27,457.50
Compost	14	cy	75.00	1,050.00
3" Dark Shredded Hardwood Mulch	14	cy	65.00	910.00
Irrigation	10	zn	2,850.00	28,500.00
Final Clean up & Site Restoration	1	ls	15,534.77	15,534.77
			<b>Sub Total</b>	<b>581,961.54</b>
			<b>10% Contingency</b>	<b>58,196.15</b>
			<b>Total</b>	<b>640,157.69</b>





1575 Sawdust Road, Suite 400  
The Woodlands, Texas 77380-3786  
Tel: 281.383.4038  
Fax: 281.383.3458  
[www.jonescarter.com](http://www.jonescarter.com)

October 23, 2018

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

Re: Engineering Memo  
Parks and Recreation Meeting of October 25, 2018

Dear Directors:

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

1. **WoodsEdge Church Sidewalks** – We met with representatives of KISD, French Elementary, WoodsEdge Church, the District's landscape architect, and two members of the Board to discuss options for the proposed sidewalk route through the Church property. Ms. Carole Mason of French Elementary expressed concern over the need for school staff to monitor an additional exit point should the sidewalk extend into school property. Ms. Mason and the representatives of KISD proposed that the sidewalk be extended to bring the trail directly to the school's back entrance. Additionally, a bike pad and bike rack were proposed to allow students to park and lock up their bikes during school hours. Enclosed is a preliminary layout of the extension provided by KISD. Ms. Mason and the representatives of KISD suggested that they would be prepared to move forward with the project if the scope was expanded to include these improvements.

Sincerely,



Nathaniel Jackson, PE  
Client Manager

NEJ/ab

K:\W5489\W5489-0900-00 General Consultation\Meeting Files\Status Reports\2018\Parks and Rec Status Report 10-2018.doc

