

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

**August 28, 2019**

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, August 28, 2019 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 except Director Doiron, thus constituting a quorum.

Additionally, in attendance were: Donna Nugier and Carly Nugier, residents of the District; Tina DeAses, Randy Risher, and Jerrod Lee of The Risher Companies, the District's Recreation Manager ("Risher"); Mel Reist of Silversands Services; Michael Murr of Murr Incorporated, the District's Landscape architect; and Tom Dillard of Champions-Hydrolawn.

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 JULY 24, 2019**

The Board considered the minutes of the meeting held July 24, 2019 which were distributed to the Board for review prior to the meeting. After discussion, upon a motion duly made by Director Simmons and seconded by Director Warren, the Board voted unanimously to approve the minutes as presented.

**CONSIDER FREE LITTLE LIBRARY**

The Board then recognized Ms. Nugier, who presented to the Board a presentation on the installation of a Free Little Library within the District. A copy of the presentation is attached hereto as Exhibit "B". The Board reviewed the presentation and asked questions of the project.

After full review and discussion, upon a motion by Director Hebert, seconded by Director Smith, the Board voted unanimously to authorize the installation of the Free Little Library and to authorize the District's consultants to coordinate such installation.

### **HEAR FROM SILVERSAND SERVICES**

The Board recognized Mr. Reist, who presented proposal #50208 for tree removal services in the amount of \$2,100.

After discussion, upon a motion by Director Warren, seconded by Director Hebert, the Board voted unanimously to approve the proposal as presented.

### **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 "C."

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

#### **Aquatic Management Contract**

This matter was deferred.

#### **Risher Management Contract**

This matter was deferred until the requested revisions can be made.

### **LANDSCAPE ARCHITECT REPORT**

The Board recognized Mr. Murr, who presented the Landscape Architect's Report, a copy of which is attached hereto as Exhibit "D". No action was taken.

### **HEAR FROM CHAMPIONS HYDRO-LAWN**

The Board recognized Mr. Dillard, who the Champions Hydro-Lawn report, a copy of which is attached hereto as Exhibit "E". No action was taken.

### **HEAR FROM RECREATION COMMITTEE**

The Board recognized the Recreation Committee. No action was taken

### **HEAR FROM THE PUBLIC**

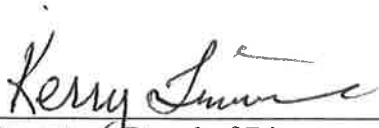
The Board then opened the floor to receive comments from the public. No comments were presented.

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 September 25, 2019.

(DISTRICT SEAL)

  
Secretary, Board of Directors

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

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3. Hear report from Recreation Center Manager, and consider acting thereon, including:
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EXECUTED this 21st day of August, 2019.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By: Mallory J. Craig

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



1368964  
08/21/2019 PERSONAL  
\$9.00 MPR - NOTICE MTG

*OK*  
**AMENDED  
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NOTICE OF MEETING  
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EXECUTED this 21st day of August, 2019.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By: Mallory J. Craig

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

2019 AUG 21 PM 12:02

FILED



State of Texas  
 County of Harris  
 County Auditor's Form 153  
 Harris County, TX (rev. 07/11)

Diane Trautman, County Clerk  
 Personal Records (713) 274-8686  
 201 Caroline, STE 330, Houston, TX 77002  
 Fee Officer's Official Receipt

Receipt # : PR19022121  
 Receipt Date : 08/21/2019 11:59:11 AM  
 Fees Assessed By : CCO\jgarcia  
 Cashier : Diaz, Susan (CCO)

OAKMONT PUBLIC UTILITY DISTRICT

Fee Description	Amount	Notes
County Clerk	\$9.00	NOTICE OF PUBLIC MEETING - 1368964 OAKMONT PUBLIC UTILITY DISTRICT::TO THE PUBLIC
<b>Total :</b>	<b>\$9.00</b>	<b>\$9.00</b>

Tender Type	Tender SubType	Check # / CC Auth #	Tender Amount
LEGALEASE		5006799239800250	\$9.00
<b>Total Paid:</b>			<b>\$9.00</b>

THANK YOU

*OR*

1368913  
08/21/2019 PERSONAL  
\$9.00 MPR - NOTICE MTG

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

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EXECUTED this 21st day of August, 2019.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By Mallory J. Craig

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

2019 AUG 21 AM 10:15  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

FILED





State of Texas  
 County of Harris  
 County Auditor's Form 153  
 Harris County, TX (rev. 07/11)

Diane Trautman, County Clerk  
 Personal Records (713) 274-8686  
 201 Caroline, STE 330, Houston, TX 77002  
 Fee Officer's Official Receipt

Receipt # : PR19022086  
 Receipt Date : 08/21/2019 10:20:49 AM  
 Fees Assessed By : CCO\jgarcia  
 Cashier : Rodriguez, Krystal (CCO)

OAKMONT PUBLIC UTILITY DISTRICT

Fee Description	Amount	Notes
County Clerk	\$9.00	NOTICE OF PUBLIC MEETING - 1368913 OAKMONT PUBLIC UTILITY DISTRICT::TO THE PUBLIC
<b>Total :</b>	\$9.00	\$9.00

Tender Type	Tender SubType	Check # / CC Auth #	Tender Amount
LEGALEASE		5006799239800250	\$9.00
<b>Total Paid:</b>			\$9.00

THANK YOU

DO NOT DETACH


CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §

COUNTY OF HARRIS §

OAKMONT PUBLIC UTILITY DISTRICT §

I, Christina Deaps, 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 21<sup>st</sup> day of August, 2019, at 3p.m., which time was not less than 72 hours prior to the scheduled time of the special meeting.

  
\_\_\_\_\_  
(Name)

4811-0138-0114, v. 1

4811-0138-0114.1/2641.0

002641.000000\4811-0138-0114.v1

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OAKMONT PUBLIC UTILITY DISTRICT

By: Mallory J. Craig

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

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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, Teresa Parker, 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, August 21, 2019, at 11:00 a.m., which time was not less than 72 hours prior to the scheduled time of the meeting.

  
\_\_\_\_\_  
Teresa Parker

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Attorneys for the District

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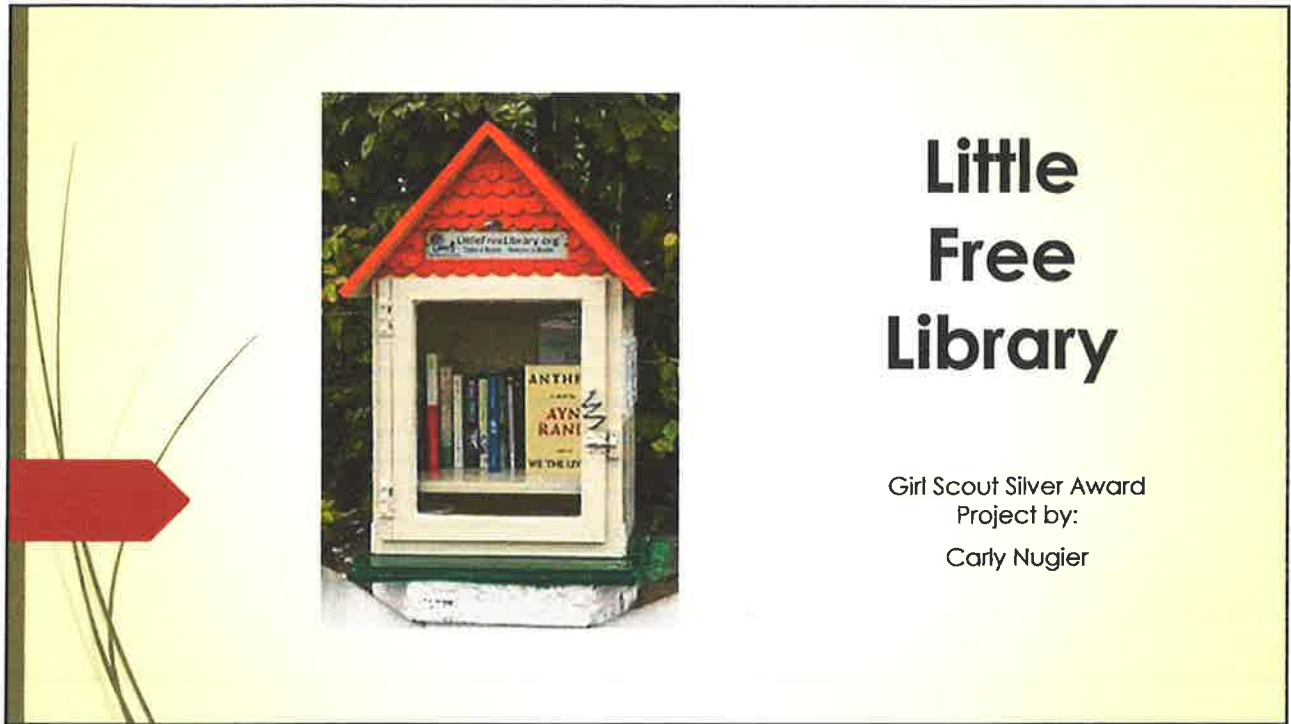


OAKMONT PUBLIC UTILITY DISTRICT

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Mallory J. Craig  
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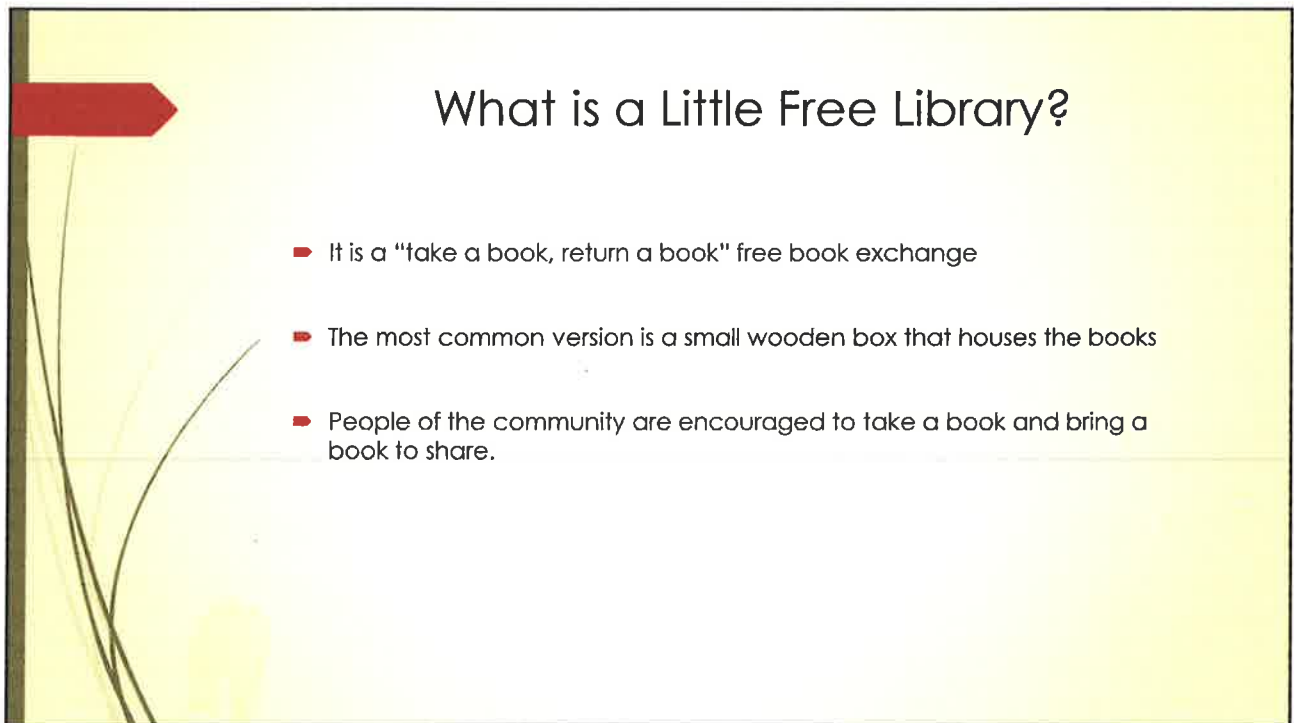




# Little Free Library

Girl Scout Silver Award  
Project by:  
Carly Nugier

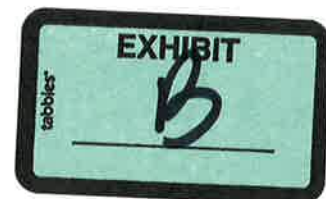
1



## 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 and bring a book to share.

2

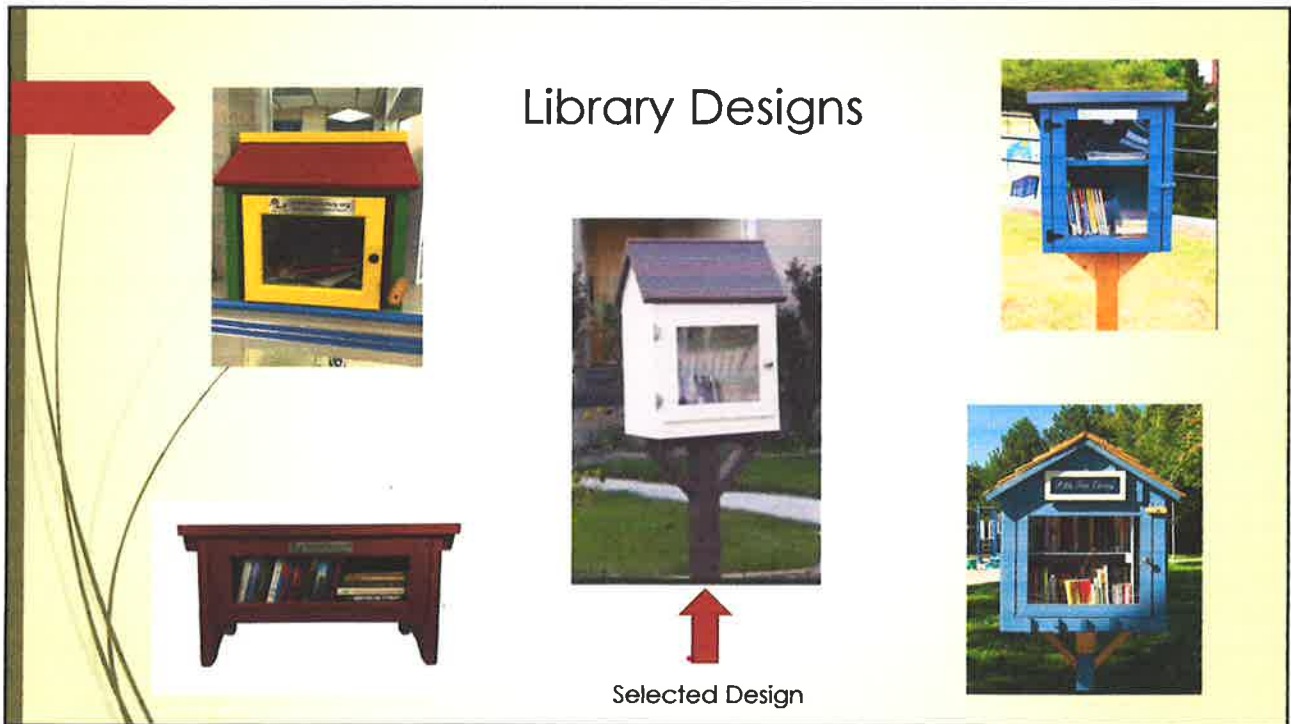


## Why install a Little Free Library?

- Promotes literacy – Encourages people of all ages to pick up a book
- Promotes general neighborliness – People will talk about it and visit it.
- Cultivate the spirit of generosity – It's giving back to your community and doing something for the people who walk by each day.

3

## Library Designs




Selected Design

4

## Details

- Roughly 28 inches tall x 16 inches deep x 20 inches wide
- Box will be secured to a wooden post set into the ground
- Suggested colors are:




SW 7644 Gateway Gray  
Interior / Exterior  
Local Number: 383 C3

247

COORDINATING COLORS

- SW 7062 Shell White
- SW 7035 Alabaster White
- SW 1044 Virtual White



SW 7606 Blue Cruise  
Interior / Exterior  
Local Number: 383 C4

246

COORDINATING COLORS

- SW 7066 Extra White
- SW 6110 Antiqua White
- SW 8121 White Mineral


5

## Location Options



An aerial satellite-style map showing a central building labeled "Work" with a blue location pin. A white circle highlights the building area. Two red arrows point to small red square markers on the ground, one to the south and one to the east of the building, indicating potential locations for the box. A blue location pin is also visible to the west of the building.

6



## Timeline

- August 15<sup>th</sup>, 2019: Obtained approval from GSSJC
- August 28<sup>th</sup>, 2019: Obtain official approval from Oakmont PUD
- September 1<sup>st</sup>, 2019: Present to community for donations of skilled time, materials and books
- November 15<sup>th</sup>, 2019: Complete construction
- November 30<sup>th</sup>: Installation

7



Thank you for your time!!

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

Are there any questions?

8

**Auburn Lakes Recreation Center:  
Oakmont Public Utility District  
Monthly Report – August 2019  
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: Nicholas Barker, Alex Fontana, Gabriel Solano, Oliver Young

**Fitness Center 7/17 – 8/21**

	<b>This month</b>	<b>Overall</b>	<b>Year to Date Oct 2018 – Sept 2019</b>
Total Entries	1,978	+ 14,893	16,871
Fitness Center Orientations	2	+ 14	16
Non-Resident Passes	0	+ 11	11

**Clubhouse 7/17 – 8/21**

<b>Group fitness classes</b>	<b>Total Body Burn</b>
Resident reservations	5
10% renters	Start again after Labor Day Wed- Grace Pointe Dance Reached out to: Coder Kids, Best in Class Tutoring, and Tae Kwon Do
Complimentary reservations	Auburn Lakes HOA -1

**Pool 7/17 – 8/21**

	<b>Month</b>	<b>Pool Season May 4 – Sept 29</b>	<b>Year to Date Oct 2018 – Sept 2019</b>
Total Entries	1,244	4,925	6,169
Pool Party Reservations	5	9	14
Pool Passes	0	24	24

East Pond Friday, 8/16 9:00 AM – 11:00 AM – Chalk the sidewalk. Successful event – 20+ families

**Monthly Expenses 7/17 – 8/21**

<b>Company</b>	<b>Invoice/Service</b>	<b>January</b>
AT&T internet	Internet / phone	\$127.50
Comcast	Cable service for Fitness Center & Clubhouse	\$233.56
Ready Refresh	Water service	\$45.99
Vanguard	Cleaning Services	\$391.00
	<b>Paid by Bookkeeper</b>	<b>\$ 833.94</b>
Supplies & vendors	<b>Total Paid by Risher</b>	<b>\$1,905.82</b>
	<b>Grand Total</b>	<b>\$2,739.76</b>

**Monthly Income 7/17 – 8/21**

Monthly Income Source	Current Month – Income Amount	Total Income through last month	Recreation Account YTD Total Oct 2018 –Sept 2019	Grand Total Rec Income
Pool Passes	\$0			
Pool Parties	\$550			
Pool Storage	\$100			
	\$650	+ \$7,858.00	= \$8,508.00	
Clubhouse Rental Income	\$1,975	+ \$9,237.50	= \$11,212.50	
Rec Access Pass	\$40.00	+ \$2,652.00	= \$2692.00	
<b>Total</b>	(This month) \$2,665	+ 19747.50	= \$22,412.50 (YTD)	\$44,041.79

**Discussion Items / Updates on projects**

- I. Working with David & Jennifer on sign project. Most current draft is attached. If everyone is happy we will need to have this as a line item added to the General Meeting. Replacement medal signs (18 x 24) are \$85.00.
- II. Residents requested Root Sports be added to the cable package for Astros games. \$50.00/ month
- II. A Northampton resident is requesting that the Board of Directors extend her the Auburn Lakes resident rate for her event on October 12.  
Current rates: \$250/ Auburn Lakes Residents with a \$500 cleaning deposit with optional \$100 cleaning fee  
\$400 / non-Auburn Lakes residents with a \$1,000 cleaning deposit with mandatory \$100 cleaning fee
- III. Clubhouse refund- a resident rented the building & paid full price \$250.00. She submitted non-profit status paperwork after the event. She is asking for a refund in the amount of \$200.00.
- III. Programs coming in September - Functional Fitness for 50+, fitness incentive program with Avanti sponsoring a gift, muscle/ stretch for the month, wellness related programs throughout the year.
- IV. Option for next year – water fountain vs ready refresh in the fitness center. Would you like to see pricing at the budget meeting?
- V. Function Cost Schedule from Silversand Services – *proposed* modifications for next year (not for approval, just discussion purposes)
  - a. For the recreation center a spectacle pre-emergent was included for the turf weeds. Added 1 additional post-emergent application, 1 additional turf fertilization, 1 additional mulch application and increased irrigation inspections and shrub pruning. Also included in this cost are the new beds that were installed outside the pool fence. Currently the mulch and maintenance of these beds is not included in contract.
  - b. For the retention ponds, 1 additional post and pre-emergent application were added, increased irrigation inspections to every month along with 1 additional mulch.

**Maintenance Items:**

- I. Handyman services
  - a. Power washed area in front of clubhouse & fitness center
  - b. Pool pavilion maintenance
    - i. Fixed sound system lock, knocked down spider webs at pool pavilion, changed water filter, re-installed women's pool sink cover, knocked rust loose at covered pool area, installed new fire extinguisher in chemical room
  - d. Playground maintenance
    - i. Replaced 2 missing nuts at arbor post
    - ii. Tightened loose bench
- II. Silversand Services
  - a. Irrigation report included –
  - b. Contacted Silversand Services about following items:
    - i. Damaged sprinkler head on Rec Center property
    - ii. Dying trees at West Pond
    - iii. Dying flowers in seasonal beds at Rec Center
- III. RSI Services
  - a. Serviced / cleaned the ice machine. Will return in December 2019
- IV. Quality Fitness Services
  - a. Company came out and serviced the fitness center equipment
- V. Wright's Fire & Safety
  - a. Company serviced the fire extinguishers & brought a special type for pool chemical room
- VI. Gordon Safe & Lock
  - a. Discussing conversion to online hosting with representative. Report is recording time incorrectly.
- VII. Natural Concepts
  - a. Came out and fixed light bulb that wasn't working

**Oelo lights at the Oakmont PUD Property**

- I. Oakmont PUD meetings – August 28, Sept 4, Sept 12,
- II. Labor Day – September 2

III. September 11

Project #	Company Name	Project Description	Total	Approved	Declined	Modified
Contacted roofing companies because of discoloration of roof over the fitness center. Have received multiple bids for either repairing or replacing the roof. Bids/ quotes are for <i>discussion &amp; informational purposes only</i> . I have contacted the engineers regarding this project.						
0820209SH	Eldridge Roofing	Will remove and replace 26 plastic air hawks and go back with metal air hawks. Will remove and replace 10 four-way exhaust vents and go back with new ones. Will remove and replace 3 pipe jacks and go back with a metal-based kind. All penetrations will have ice/water shield storm guard underneath them. All penetrations will be screwed down and painted to match roof color. (To the best of our ability) (details in attachment)	\$8,250.00			
	Eldridge Roofing	Remove existing roof down to decking. Inspect decking for rotten wood. Replace up to two sheets of rotten wood with OSB. Install Timberline HD lifetime shingles, underlayment, replacing plumbing jacks, etc. (details in attachment)	\$34,680.00			
1040	CK Roofing	Make repairs to pipe jack, roof vents, exhaust caps, replace broken shingles, reseal furnace vents and flashing, haul debris (more details in attachment)	\$5,940.00			
1043	CK Roofing	Remove existing shingle roofing & install GAF timberline HD shingles, underlayment, new drop edge, etc. (more details in attachment)	\$43,680.00			
During a routine Silversand Services inspection they noticed a large dead tree & dead tree limbs on the rec center property.						
50208	Silversand Services	Proposal to remove large dead tree and dead limbs in top of other tree behind pool near playground.	\$2,100.00			

**Projects previously approved**

Project Number	Company	Description
49578	Silversand Services	Remove dead pear tree at West Pond – completed 8.1 - This proposal was approved at last recreation meeting and completed.
49294	Silversand Services	Remove tree staking on 2 old trees at East Pond & reuse stakes on new leaning trees. – completed - This proposal was approved at last recreation meeting and completed.
49677	Silversand Services	Treated bald cypress at west pond. \$325.00 <b>Approved by Recreation Manager – completed</b>
50146	Silversand Services	Time and materials to repair irrigation issues at Unik Contoller #2 at East Pond. UNIK controller not work and valve not working. \$684.46 <b>Approved by Recreation Manager on 8/26 - completed</b>
50010	Silversand Services	Repairs per July 2019 Irrigation report. 2 new rotor replacements \$103.70 <b>Approved by Recreation Manager on 8/15 - completed</b>

Updated as of 8.28.2019





**OAKMONT**  
PUBLIC UTILITY DISTRICT

# Pines Lake

Maintenance: 281-255-2900

**Park Hours: Dawn to Dusk**

**Drains to Galveston Bay. Please use trash cans.**

**Adult Supervision Recommended**

## **NO:**

Firearms	Motorized Vehicles
Swimming	Alcoholic Beverages
Unleashed Pets	Glass Containers
Fires or Fireworks	Excessive Noise

All Rules @ [www.TexasPUD.com](http://www.TexasPUD.com)

**Patrolled by Harris County**

**Precinct 4 Constable**

**281-376-3472**

### The Silversand Services, Inc Irrigation Report

<b>CUSTOMER:</b> 4195		<b>Oakmont Utility District</b>				<b>DATE:</b> July 30, 2019			
<b>ADDITIONAL JOB INFORMATION:</b>		Hunter battery controller / East detention pond outside water plant							
<b>CLOCK #</b>	<b>PROGRAM A</b> 10:00 PM   4 Days		<b>PROGRAM B</b> ---   --		<b>PROGRAM C</b> --   ---		<b>PROGRAM D</b> ---   ---		<b>MAINTENANCE ON:</b>
<b>M T W T H F SA SU</b>				<b>M T W T H F SA SU</b>					
<b>ZONE #</b>	<b>HEAD TYPE</b>	<b>RUN TIME</b>	<b>PLANT</b>	<b>PROBLEM</b>					
1	Bubblers	4	Trees	Ok					
2	Bubblers	4	Trees	Ok					
3	Bubblers	4	Trees	Ok					

**The Silversand Services, Inc  
Irrigation Report**

<b>CUSTOMER:</b> 4195		<b>Oakmont Utility District</b>				<b>DATE:</b> July 30, 2019	
<b>ADDITIONAL JOB INFORMATION:</b>		Lake #1 at South Detention Basin					
<b>UNIK #</b> 1	<b>PROGRAM A</b> 11:00 PM   5 Days	<b>PROGRAM B</b> ---	<b>PROGRAM C</b> --	<b>PROGRAM D</b> ---	<b>MAINTENANCE ON:</b>		
M T W T H F SA SU		M T W T H F SA SU					
<b>ZONE #</b>	<b>HEAD TYPE</b>	<b>RUN TIME</b>	<b>PLANT</b>	<b>PROBLEM</b>			
1	Rotors	25	Turf	OK			
2	Rotors	25	Turf	OK			
<b>ADDITIONAL JOB INFORMATION:</b>		Lake #1 at South Detention Basin					
<b>UNIK #</b> 2	<b>PROGRAM A</b> 11:00 PM   5 Days	<b>PROGRAM B</b> ---	<b>PROGRAM C</b> --	<b>PROGRAM D</b> ---	<b>MAINTENANCE ON:</b>		
M T W T H F SA SU		M T W T H F SA SU					
<b>ZONE #</b>	<b>HEAD TYPE</b>	<b>RUN TIME</b>	<b>PLANT</b>	<b>PROBLEM</b>			
1	Rotors	25	Turf	Ok			
<b>ADDITIONAL JOB INFORMATION:</b>		East Detention Pond					
<b>UNIK #</b> 3	<b>PROGRAM A</b> 11:00 PM   5 Days	<b>PROGRAM B</b> ---	<b>PROGRAM C</b> --	<b>PROGRAM D</b> ---	<b>MAINTENANCE ON:</b>		
M T W T H F SA SU		M T W T H F SA SU					
<b>ZONE #</b>	<b>HEAD TYPE</b>	<b>RUN TIME</b>	<b>PLANT</b>	<b>PROBLEM</b>			
1	Sprays	15	Turf	Ok			



# Irrigation Inspection For July, 2019.

Date: Jul 30, 2019 12:40 pm

Inspector: Jaime Perez

Site	
Name	JOB# 4195 - Oakmont PUD
Address	25005 Northcrest Drive
City	Spring
ST	Texas
Zip	77389

Controller	
Name	Controller #1 (F)
Location	Inside pool west side entrance
Model	SL4800
Modules	18
SLW	SLW5 On fence
Controller ID	37607

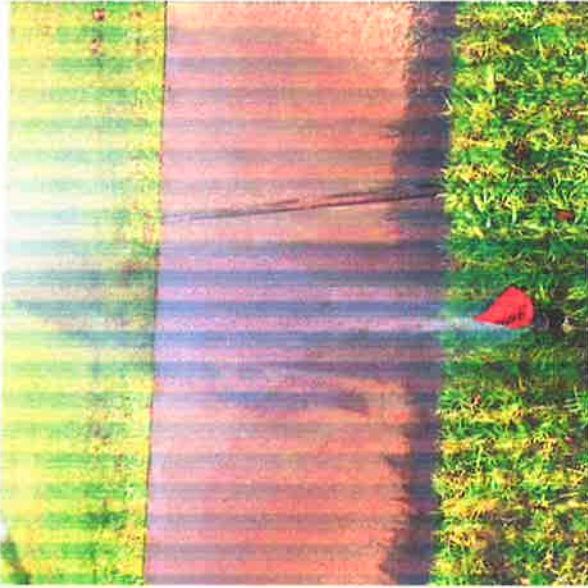
Water Days as of Jul 30, 2019	
Program A	Sun , Mon , Wed , Thur , Sat
Program B	
Program C	
Program D	

Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Replace Head	Broken Lateral	Broken Main	Scope	Estimated Cost
1 MpR Turf. By controller in the pool area	Pass										
Okay											
2 Sprays turf i east side of the pool	Pass										
Okay											
3 Rotors Turf. East side of the pool inside	Pass										
Okay											
4 MpR plants by controller. Inside the pool	Pass										
Okay											
5 Emitter flowers. Pots inside the pool	Pass										
Okay											
6 MpR plants west side of the pool outside of the fence	Pass										
Okay											
7 MpR Turf north west side of the pool building outside	Pass										

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Replace Head	Broken Lateral	Broken Main	Scope	Estimated Cost
Okay												
8	Rotors turf west side of building by parking lot	Pass										
Okay												
9	Sprays turf southwest side of the office building	Pass										
Okay												
10	Drip plants south side of the office building	Pass										
Okay												
11	Sprays flowers south side of the office building	Pass										
Okay												
12	Sprays plants and turf west side of the parking lot	Pass										
Okay												
13	Rotors turf west side of the parking lot by street	Pass						1				
	1- Rotor Malfunctioning											
14	Sprays turf and plants west side of the parking lot	Pass										
Okay												
15	Rotors Turf southwest side of the parking lot	Pass										
Okay												
16	Rotors turf south side of the building along Rayford	Pass										
Okay												
17	Rotors turf south side of the building	Pass										
Okay												
18	MpR turf and plants South side of the building gym	Pass										
Okay												
19	Rotors turf east side of the pool outside the by	Pass										
Okay												
20	Rotors turf east side of the pool outside the fence	Pass										
Okay												

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Replace Head	Broken Lateral	Broken Main	Scope	Estimated Cost
21	Rotors Turf northeast side of the parking lot	Pass										
Okay												
22	Rotors Turf north side of the parking lot	Pass										
Okay												
23	Rotors turf northwest side of the parking lot by street	Pass										
Okay												
24	Spreys Turf northwest side of the parking lot by street	Pass										
Okay												
25	Rotors Turf north side of the pool	Pass										
Okay												
26	Rotors Turf north side of the pool by outline fence	Pass										
Okay												
27	Rotors Turf north side of the plays ground by fence	Pass										
Okay												
28	Rotors Turf north side of the playground	Pass										
Okay												
29	Rotors turf north side of the playground	Pass										
30	Rotors turf around the playground	Pass						1				
1- Rotor Malfunctioning												
31	Rotors Turf north side of the playground	Pass										
Okay												
32		Pass										
33		Pass										
34		Pass										
35		Pass										
36		Pass										

Zone #13 - 07-30-19 8:15 am CDT



Zone #13 - 07-30-19 8:40 am CDT



Zone #30 - 07-30-19 8:26 am CDT



Zone #30 - 07-30-19 8:44 am CDT





# Irrigation Inspection For July, 2019.

Date: Jul 30, 2019 12:40 pm

Inspector: Jaime Perez

Site	
Name	JOB# 4195 - Oakmont PUD
Address	25005 Northrest Drive
City	Spring
ST	Texas
Zip	77389

Controller	
Name	Controller #2
Location	Behind 6710 Augusta pines pkwy E.
Model	SL4800
Modules	12
SLW	SLW5
Controller ID	38992

Water Days as of Jul 30, 2019	
Program A	Sun , Mon , Wed , Thur , Sat
Program B	
Program C	
Program D	

Notes
NO ISSUES AT THE TIME OF INSPECTION

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Replace Head	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Open	Pass										
Open												
2	Rotors Turf north west side of the retention pond by	Pass										
Okay												
3	Rotors Turf front the controller	Pass										
Okay												
4	Rotors southwest side of the retention pond by fence	Pass										
Okay												
5	Rotors Turf southwest side of the retention pond by	Pass										
Okay												
6	Sprays plants southwest side of the retention pond by	Pass										
Okay												
7	Rotors Turf southwest side of the retention pond by	Pass										



	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Replace Head	Broken Lateral	Broken Main	Scope	Estimated Cost
	Okay											
8	Rotors turf south side of the retention pond by street	Pass										
	Okay											
9	Rotors turf south east side of the retention pond by	Pass										
	Okay											
10	Rotors Turf north east side of the retention pond. By	Pass										
	Okay											
11	Rotors Turf north side of the retention pond	Pass										
	Okay											
12	Rotors turf northwest side of the retention pond.	Pass										
	Okay											
13	Rotors turf. South west side of the retention pond.	Pass										
	Okay											
14	Rotors Turf south west side of the retention pond.	Pass										
	Okay											
15	Rotors turf south side of the retention pond. Inside the	Pass										
	Okay											
16	Rotors turf south east side of the retention pond b	Pass										
	Okay											
17	Boublers trees east side of the retention pond by	Pass										
	Okay											
18	Rotors Turf. North east side of the retention pond	Pass										
	Okay											
19	Boublers trees. West side of the retention pond	Pass										
	Okay											
20	Boublers trees southwest side of the retention pond.	Pass										
	Okay											

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Replace Head	Broken Lateral	Broken Main	Scope	Estimated Cost
21	Boulders trees. South east side of the retention pond	Pass										
	Okay											
22	Boulders trees south side of the retention pond	Pass										
	Okay											
23		Pass										
24		Pass										



"People before Profit"

Invoice # 0820209SH

5907 Spring Cypress Rd
Spring, TX 77379
Office: 281-999-4663
Fax: 281-655-9337

Owner's Name: Auburn Lakes Rec Center

Owner's Address: 25005 Northcrest Dr

Owner's City: Spring

State: Tx

Zip Code 77389

Best Contact Number/s #832-326-9232

Email Address: lifestyle@texasnud.com

Referred By: Jen Smith

A. Service Requested/ Description of Problem: Will remove and replace 26 plastic arihawks and go back with metal airhawks. Will remove and replace 10 four-way exhaust vents and go back with new ones. Will remove and replace 3 pipejacks and go back with a metal based kind. All penetrations will have ice/water shield storm guard underneath them. All penetrations will be screwed down and painted to match roof color. (To the best of our ability)

B. Estimated Cost of Repair (Actual Cost may Differ) \$8,250.00

C. Actual Work done to Complete Repairs: Refer to section (A)

D. Date Repairs Completed: By: (Repair Person)

E. LIMITED WARRANTY ON REPAIRS: Upon completion of this repair order and after receipt of payment for all work performed, Contractor shall repair any leak recurring in the same location as the area specified in this repair order for a period of 12 months from the date in (F) Above, free of Charge. This Limited Warranty applies to leaks recurring in the roof area specified in this repair order only and contractor will perform a maximum of 3 return service calls at no charge to the customer. This Warranty for repairs does not cover any leaks caused by: (1) The Obstruction of proper drainage of the roof by debris buildup, ice & snow buildup, Etc., that results in leaks caused by the standing water or "ponding"; (2) Excessive walking on the roof and/or walking on the roof by persons who do so improperly; (3) Improper flashing or sealing of any roof penetrations made after the work done by contractor has been completed; (4) Any Physical damage of any kind to the roofing material including damage caused by acts of God or nature; (5) Work done on the roof by persons other than contractor.

IN NO EVENT WHATSOEVER SHALL CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING BUT NOT LIMITED TO INTERIOR CEILING DAMAGE, FLOOR DAMAGE, AND LOSS OF, OR DAMAGE TO ANY OF THE CUSTOMER'S PERSONAL PROPERTY.

F. Payment Terms: Payment is due upon completion of this repair order. Please pay from this repair order itself. You will receive no other invoices or statements. Make checks payable to Eldridge Roofing and please note the above repair order number on your check.

Acceptance: I authorize contractor to perform the above repairs in accordance with all the terms, specifications, conditions, limited warranty, and estimated price listed above.

X (Approved & accepted by owner) (Date)

Total Charges: The total charge for all work actually performed under this repair order is \$ 8,250.00

Respectfully submitted: SHANNON HICKS Company Representative



# Estimate

**" PEOPLE BEFORE PROFIT"™**

**ELDRIDGE ROOFING & RESTORATION, INC.**

DATE: 08/23/2019

5907 Spring Cypress Rd, Spring, TX 77379  
 Phone 281-999-4663 Fax 281-655-9337  
 Shannon Hicks cell- 832-808-5896  
 shannon@eldridgeroofingTX.com

TO Auburn Lakes Recreation Center (Christin Deases)  
 #832-326-9232  
 25005 Northcrest Dr  
 Spring, Tx. 77389

JOB	PAYMENT TERMS
Full Composition Roof Replacement	Full Payment upon completion

DESCRIPTION	LINE TOTAL
GAF Lifetime Roofing System with a Golden Pledge 20yr commercial no leak Warranty	\$34,680.00
GAF Timberline HD Shingle with 10% waste factor	
With Z-Ridge Capping, and Timberline HD Lifetime Shingles	

**SCOPE OF WORK**

- REMOVE** existing roof down to decking. Inspect decking for rotten wood. Replace up to two sheets of rotten wood with OSB.
  
- INSTALL** GAF Timberline HD Lifetime Shingles
  - \*10 year StainGuard Warranty against algae Discoloration.
  - \*15 year Wind Warranty (130 mph).
  
- HAND NAIL APPLICATION**
  
- REPLACE** a perimeter starter course using GAF ProStart starter.
  - \*Note - Starter Shingles are required on both the Eave and Rake of the structure to give the shingle the maximum wind rating.
  
- REPLACE** Ridge/Hip capping with a Z-ridge capping.

- REPLACE Drip Edge (eave/rake flashing). 2 x 2 painted drip edge. (color matched to shingle)**
- REPLACE Underlayment- With Felt Buster, a high-traction synthetic roofing felt for roof deck protection.**
- REPLACE all plumbing jacks with a galvanized base and poly boot;  
Galvanized roof Jacks (hot water heater/furnace vents) will be Detach/Reset**
- INSTALL GAF StormGuard Leak Barrier in all vulnerable areas of roof.**  
\*Note - StormGuard (Leak Barrier/ice and water shield) is a High temperature film-surfaced leak barrier. Adds protection against damaging leaks at the most vulnerable areas of the roofs (valleys, chimneys, around pipe/roof jacks, walls flashing, airhawks/turtle vents and skylights). Special adhesive aggressively adheres over time.
- SEAL/CAULK all necessary areas with a high grade exterior caulking.**
- VENTILATION- GAF Cobra3 ridge vent installed on all ridges (horizontal peaks) or AirHawks**  
\*Note - Proper ventilation is critical to a roofing system to ensure adequate air exchanges in the attic. This supports the energy efficiency to the home and to the longevity of the roofing components.
- PAINT all penetrations (plastics and metals) and flashings to preserve, uniform and color match to shingles.**
- REMOVE outside debris promptly from job. Roll yard/driveway with magnetic nail sweeper.**
- 20 Year NO LEAK transferable WORKMANSHIP Warranty BACKED & PROVIDED by GAF**
- \*GAF Golden Pledge Manufactures Transferable Warranty**

**GAF Manufactures Transferable Warranty (Composition Roof Only)**

- Up to 50 years of Non-Prorated Protection Manufacturing Defect Coverage (After 50 years' protection is prorated.)
- Covers Entire Roofing System (All GAF Products)
- Includes cost of installation labor for material defect coverage
- Tear-off costs are included when necessary
- Warranty is transferable for free
- Good Housekeeping protection on roofing system

Note - For any other type of owner of the building, such as a corporation, governmental entity, religious entity, condominium, or homeowner association, school, apartment building, office building, or multi-use structure, the length of the warranty is Lifetime and the non-prorated period is 50 years. See attached GAF Weather Stopper "The Legal Stuff" for actual warranty details.

CK Roofing  
715 E. Main St Ste #500  
Tomball, TX 77375 US  
Chris@ckroofingtx.com  
www.ckroofingtx.com



## Estimate

**ADDRESS**

Auburn Lakes PUD

**ESTIMATE # 1040**

**DATE 08/11/2019**

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
08/11/2019	<b>R&amp;R Flashing - pipe jack</b>	R&R Flashing - pipe jack	4	110.00	440.00
08/11/2019	<b>R&amp;R Roof vent - turtle type - Metal</b>	R&R Roof vent - turtle type - Metal	27	140.00	3,780.00
08/11/2019	<b>Exhaust cap - through roof - 6" to 8"</b>	Exhaust cap - through roof - 6" to 8"	10	125.00	1,250.00
08/11/2019	<b>Labor</b>	Replace up to 5 shingles that are broken and or have nail protrusions - includes ridge cap shingles and field shingles	1	95.00	95.00
08/11/2019	<b>Labor</b>	Reseal furnace vents and flahsing	1	250.00	250.00
08/11/2019	<b>Haul debris - per pickup truck load - including dump fees</b>	Haul debris - per pickup truck load - including dump fees	1	125.00	125.00

TOTAL

**\$5,940.00**

Accepted By

Accepted Date

**CK Roofing**  
 715 E. Main St Ste #500  
 Tomball, TX 77375 US  
 Chris@ckroofingtx.com  
 www.ckroofingtx.com



## Estimate

**ADDRESS**

Auburn Lakes PUD

**ESTIMATE # 1043**

**DATE 08/21/2019**

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
08/21/2019	<b>GAF Timberline HD Square</b>	Building one  Remove 1 layer of existing shingle roofing and Install: GAF Timberline HD Shingles (per square)-Includes customer choice of colors, GAF Feltbuster underlayment, GAF Storm Guard Leak Barrier, Metal square vents, New drip edge, new 3 in 1 galvanized jacks.	48	395.00	18,960.00
08/21/2019	<b>GAF Timberline HD Square</b>	Remove 1 layer of existing shingle roofing and Install: GAF Timberline HD Shingles (per square)-Includes customer choice of colors, GAF Feltbuster underlayment, GAF Storm Guard Leak Barrier, Metal square vents, New drip edge, new 3 in 1 galvanized jacks.	56	395.00	22,120.00
08/21/2019	<b>Dump trailer and disposal fees</b>	Dump trailer and disposal fees	3	400.00	1,200.00
08/21/2019	<b>R&amp;R 4x4flashing</b>	R&R 4x4 flashing around	100	9.50	950.00
08/21/2019	<b>R&amp;R Chimney Flashing - average</b>	R&R Chimney Flashing - average	1	450.00	450.00

**TOTAL**

**\$43,680.00**

Accepted By

Accepted Date

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



**PROPOSAL**  
 Division: Specialty Services-T  
 Type: Purchase

**Estimate ID: 50208**  
**Date: 8/27/2019**  
**Sales Rep:**  
 Mel Reist

**Project Description:**

Proposal to remove large dead tree and dead limbs in top of other tree behind pool near playground.

Qty	U/M	Description	Part Number	Price
1		TREE & LIMB REMOVAL		\$2,100.00
<b>Total for:</b>				<b>\$2,100.00</b>
				<b>\$2,100.00</b>
<b>Subtotal</b>				<b>\$2,100.00</b>
<b>Tax</b>				<b>\$0.00</b>
<b>Freight</b>				
<b>Grand Total</b>				<b>\$2,100.00</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.

**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;



**PROPOSAL**  
 Division: Specialty Services-C  
 Type: Purchase

**Estimate ID: 49677**  
**Date: 7/29/2019**  
**Sales Rep:**  
 Mel Reist

**Project Description:**  
 Proposal to treat bald cypress trees at west pond for spider mites.

Qty	U/M	Description	Part Number	Price
1		1X BALD CYPRESS INSECTICIDE TREATMENT		\$325.00
<b>Total for:</b>				<b>\$325.00</b>
<b>Subtotal</b>				<b>\$325.00</b>
<b>Tax</b>				<b>\$0.00</b>
<b>Freight</b>				
<b>Grand Total</b>				<b>\$325.00</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.)

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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.

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- 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*  
 Silversand Services  
 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;



**PROPOSAL**  
 Division: Irrigation  
 Type: Purchase

**Estimate ID: 50146**

**Date: 8/23/2019**

**Sales Rep:**  
 Felipe Santoyo

**Project Description:**

Proposal for time and materials to repair irrigation issues at Unik Controller #2 located at East detention pond.

Qty	U/M	Description	Part Number	Price
1		1-STAT UNIK CONTROLLER NOT WORKING UNKC1	UNKC1	\$366.46
1		VALVE NOT WORKING 1" VNW1"	VNW1"	\$318.00
			<b>Total for:</b>	<b>\$684.46</b>
				<b>\$684.46</b>
<b>Subtotal</b>				<b>\$684.46</b>
<b>Tax</b>				<b>\$0.00</b>
<b>Freight</b>				
<b>Grand Total</b>				<b>\$684.46</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.)

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- 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;



**PROPOSAL**  
 Division: Irrigation  
 Type: Purchase

**Estimate ID: 50010**

**Date: 8/15/2019**

**Sales Rep:**  
 Felipe Santoyo

**Project Description:**

Proposal for irrigation repairs per our inspection of the system in July, 2019.

Qty	U/M	Description	Part Number	Price
<b>Clock #1, Station 13</b>				
1		ROTOR(S) MALFUNCTIONING ROTB	ROTB	\$51.85
				<b>Total for: Clock #1, Station 13</b>
				<b><u>\$51.85</u></b>
<b>Clock #1, Station 30</b>				
1		ROTOR(S) MALFUNCTIONING ROTB	ROTB	\$51.85
				<b>Total for: Clock #1, Station 30</b>
				<b><u>\$51.85</u></b>
				<b><u>\$103.70</u></b>
				<b>Subtotal \$103.70</b>
				<b>Tax \$0.00</b>
				<b>Freight</b>
				<b>Grand Total <u>\$103.70</u></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.

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

## Exhibit A

FCS ID 3662.1

	Task	Total Area / Qty	Unit	Visits/Year	Total Task	Total Annual
TURF CARE	Manicured Mowing	235,420	Sq.ft.	42	\$135.00	\$5,670.00
	Manicured Mowing (open area)		Sq.ft.	42		
	Manicured Edging	4,908	Ln. Ft.	42	\$18.84	\$791.28
	Manicured Edge Tree Ring	2,736	Ln. Ft.	42	\$33.13	\$1,391.46
	Trim (Monofilament)	4,908	Ln. Ft.	42	\$47.06	\$1,976.52
	Blowing	8,000	Ln. Ft.	42	\$33.33	\$1,399.97
	Weed Control/Post Emergent	235,420	Sq.ft.	2	\$472.88	\$945.77
Fertilization	235,420	Sq.ft.	3	\$823.07	\$2,469.21	
SHRUB - GROUND COVER	Shrub Pruning	2,539	Sq.ft.	12	\$25.39	\$304.68
	Ground Cover Pruning	2,210	Sq.ft.	6	\$9.21	\$55.25
	Shrub/Ground Cover Fertilization	4,749	Sq.ft.	2	\$19.03	\$38.06
FLORAL CARE	Weed Removal	196	Sq.ft.	42	\$4.08	\$171.47
	Fertilization	196	Sq.ft.	3	\$2.16	\$6.47
TREE CARE	Pruning/6" Cal. & Below	48	Each	1	\$400.00	\$400.00
	Pruning / Crape Myrtle	11	Each	1	\$91.67	\$91.67
SOIL BED/ TREE CARE	Weed Control (Manual)	4,749	Sq.ft.	42	\$15.83	\$664.86
	Mulch	780	Sq.ft.	2	\$1,950.00	\$3,900.00
MISC. CARE	Spray Lines	23,542	Ln. Ft.	12	\$70.84	\$850.08
	Fire Ant Control	47,084	Sq.ft.	12	\$58.03	\$696.31
	Irrigation Inspection	235,420	Sq.ft.	12	\$235.00	\$2,820.00
	Smartline Irrigation Management			12		
OTHER	Debris Removal	235,420	C yd.	42	\$35.00	\$1,470.00
	Seasonal Color	196	Sq.ft.	3	\$910.00	\$2,730.00
ADDITIONAL	Trash & Pet Station Liner Replacement			42	\$33.95	\$1,425.90
	Specticle	235420		2	\$1,512.00	\$3,024.00

**Notes:**

TAX EXEMPT - 76-0118286

Heavy cleaning ; \$ 35.00 man/hr  
 Irrigation rate : \$ 75.00 man/crew/hr

**Controllers**

Size Qty

24

48

96

30 Cu. Yd. Mulch **Black**

26 Seasonal Color Flats

8" Spacing

Total Tasks \$28,843.03

Total Adds \$4,449.90

Sub Total \$33,292.93

Tax

Grand Total **\$33,292.93**

Monthly w/ tax \$2,774.41

Approved By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

*Proposed*

## Exhibit A

FCS ID 3662.06

	Task	Total Area / Qty	Unit	Visits/Year	Total Task	Total Annual
TURF CARE	Manicured Mowing	235,420	Sq.ft.	42	\$135.00	\$5,670.00
	Manicured Mowing (open area)		Sq.ft.	42		
	Manicured Edging	4,908	Ln. Ft.	42	\$18.84	\$791.28
	Manicured Edge Tree Ring	2,736	Ln. Ft.	42	\$33.13	\$1,391.46
	Trim (Monofilament)	4,908	Ln. Ft.	42	\$47.06	\$1,976.52
	Blowing	8,000	Ln. Ft.	42	\$33.33	\$1,399.97
	Weed Control/Pre-emergent	235,420	Sq.ft.	1	\$824.18	\$824.18
	Weed Control/Post Emergent	235,420	Sq.ft.	1	\$472.88	\$472.88
	Fertilization	235,420	Sq.ft.	2	\$823.07	\$1,646.14
SHRUB - GROUND COVER	Shrub Pruning	1,394	Sq.ft.	6	\$13.94	\$83.64
	Ground Cover Pruning	2,210	Sq.ft.	6	\$9.21	\$55.25
	Shrub/Ground Cover Fertilization	3,604	Sq.ft.	2	\$14.45	\$28.89
FLORAL CARE	Weed Removal	156	Sq.ft.	42	\$3.25	\$136.50
	Fertilization	156	Sq.ft.	3	\$1.72	\$5.15
TREE CARE	Pruning/6" Cal. & Below	48	Each	1	\$400.00	\$400.00
	Pruning / Crape Myrtle	11	Each	1	\$91.67	\$91.67
SOIL BED/ TREE CARE	Weed Control (Manual)	3,604	Sq.ft.	42	\$12.01	\$504.53
	Mulch	780	Sq.ft.	1	\$1,560.00	\$1,560.00
MISC. CARE	Spray Lines	23,542	Ln. Ft.	12	\$70.84	\$850.08
	Fire Ant Control	47,084	Sq.ft.	12	\$58.03	\$696.31
	Irrigation Inspection	235,420	Sq.ft.	6	\$235.00	\$1,410.00
	Smartline Irrigation Management			12		
OTHER	Debris Removal	235,420	C yd.	42	\$35.00	\$1,470.00
	Seasonal Color	156	Sq.ft.	3	\$735.00	\$2,205.00
ADDITIONAL	Trash & Pet Station Liner Replacement			42	\$33.95	\$1,425.90

Notes:

TAX EXEMPT - 76-0118286  
 Heavy cleaning ; \$ 35.00 man/hr  
 Irrigation rate : \$ 75.00 man/crew/hr

**Controllers**  
 Size Qty

24  
 48  
 96

24 Cu. Yd. Mulch **Black**  
 21 Seasonal Color Flats  
 8" Spacing

Total Tasks **\$23,669.43**  
 Total Adds **\$1,425.90**  
 Sub Total **\$25,095.33**

Tax

Grand Total **\$25,095.33**  
 Monthly w/ tax **\$2,091.28**

Approved By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

Current

## Exhibit A

	Task	Total Area / Qty	Unit	Visits/Year	Total Task	Total Annual
TURF CARE	Manicured Mowing	172,925	Sq.ft.	42	\$100.00	\$4,200.00
	Manicured Mowing (open area)		Sq.ft.	42		
	Manicured Edging	19,065	Ln. Ft.	42	\$46.04	\$1,933.68
	Manicured Edge Tree Ring	1,512	Ln. Ft.	42	\$8.60	\$361.20
	Trim (Monofilament)	19,065	Ln. Ft.	42	\$115.15	\$4,836.30
	Blowing	19,500	Ln. Ft.	42	\$55.75	\$2,341.50
	Weed Control/Pre-emergent	172,925	Sq.ft.	2	\$605.39	\$1,210.77
	Weed Control/Post Emergent	172,925	Sq.ft.	2	\$347.36	\$694.71
	Fertilization	172,925	Sq.ft.	2	\$606.56	\$1,213.12
SHRUB - GROUND COVER	Shrub Pruning	750	Sq.ft.	6	\$7.50	\$45.00
	Ground Cover Pruning	0	Sq.ft.	6	\$0.00	
	Shrub/Ground Cover Fertilization	750	Sq.ft.	2	\$3.01	\$6.02
FLORAL CARE	Weed Removal		Sq.ft.	42	\$0.00	
	Fertilization		Sq.ft.	3	\$0.00	
TREE CARE	Pruning/6" Cal. & Below	42	Each	1	\$166.67	\$166.67
	Pruning / Crape Myrtle		Each	1	\$0.00	
SOIL BED/ TREE CARE	Weed Control (Manual)	750	Sq.ft.	42	\$2.50	\$105.00
	Mulch	504	Sq.ft.	2	\$910.00	\$1,820.00
MISC. CARE	Spray Lines	17,292.5	Ln. Ft.	12	\$53.03	\$636.36
	Fire Ant Control	34,585	Sq.ft.	12	\$42.63	\$511.51
	Irrigation Inspection	172,925	Sq.ft.	12	\$172.73	\$2,072.76
	Smartline Irrigation Management			12		
OTHER	Debris Removal	172,925	C yd.	42	\$16.61	\$697.62
	Seasonal Color		Sq.ft.	3	\$0.00	
ADDITIONAL	Trash & Pet Station Liner Replacement			42	\$29.05	\$1,220.10

**Notes:**

TAX EXEMPT - 76-0118286  
 Heavy cleaning ; \$ 35.00 man/hr  
 Irrigation rate : \$ 75.00 man/crew/hr

**Controllers**

Size	Qty
24	
48	
96	

Cu. Yd. Mulch **Black**

Total Tasks

Total Adds

Sub Total

Tax

Grand Total

Monthly w/ tax

Approved By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

*Proposed*

## Exhibit A

	Task	Total Area / Qty	Unit	Visits/Year	Total Task	Total Annual
TURF CARE	Manicured Mowing	172,925	Sq.ft.	42	\$100.00	\$4,200.00
	Manicured Mowing (open area)		Sq.ft.	42		
	Manicured Edging	19,065	Ln. Ft.	42	\$46.04	\$1,933.68
	Manicured Edge Tree Ring	1,512	Ln. Ft.	42	\$8.60	\$361.20
	Trim (Monofilament)	19,065	Ln. Ft.	42	\$115.15	\$4,836.30
	Blowing	19,500	Ln. Ft.	42	\$55.75	\$2,341.50
	Weed Control/Pre-emergent	172,925	Sq.ft.	1	\$605.39	\$605.39
	Weed Control/Post Emergent	172,925	Sq.ft.	1	\$347.36	\$347.36
	Fertilization	172,925	Sq.ft.	2	\$606.56	\$1,213.12
SHRUB - GROUND COVER	Shrub Pruning	750	Sq.ft.	6	\$7.50	\$45.00
	Ground Cover Pruning	0	Sq.ft.	6	\$0.00	
	Shrub/Ground Cover Fertilization	750	Sq.ft.	2	\$3.01	\$6.02
FLORAL CARE	Weed Removal		Sq.ft.	42	\$0.00	
	Fertilization		Sq.ft.	3	\$0.00	
TREE CARE	Pruning/6" Cal. & Below	42	Each	1	\$166.67	\$166.67
	Pruning / Crape Myrtle		Each	1	\$0.00	
SOIL BED/ TREE CARE	Weed Control (Manual)	750	Sq.ft.	42	\$2.50	\$105.00
	Mulch	504	Sq.ft.	1	\$910.00	\$910.00
MISC. CARE	Spray Lines	17,292.5	Ln. Ft.	12	\$53.03	\$636.36
	Fire Ant Control	34,585	Sq.ft.	12	\$42.63	\$511.51
	Irrigation Inspection	172,925	Sq.ft.	6	\$172.73	\$1,036.38
	Smartline Irrigation Management			12		
OTHER	Debris Removal	172,925	C yd.	42	\$16.61	\$697.62
	Seasonal Color		Sq.ft.	3	\$0.00	
ADDITIONAL	Trash & Pet Station Liner Replacement			42	\$29.05	\$1,220.10

Notes:

TAX EXEMPT - 76-0118286  
 Heavy cleaning ; \$ 35.00 man/hr  
 Irrigation rate : \$ 75.00 man/crew/hr

**Controllers**  
Size Qty

24  
 48  
 96

14 Cu. Yd. Mulch **Black**

Total Tasks **\$19,953.11**

Total Adds **\$1,220.10**

Sub Total **\$21,173.21**

Tax

Grand Total **\$21,173.21**

Monthly w/ tax **\$1,764.43**

Approved By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

current



## MASTER PLAN DEVELOPMENT REPORT

August 28, 2019

Prepared for Oakmont PUD

### PROJECTS WORKING AND STATUS

1. Church/French Elementary sidewalk COMPLETE (remaining: bike racks, ADA inspection, ramp at church)
2. Prep for Town Hall Presentation Sept. 4 @ 7pm
3. Working on Nature Play design around playground with pavilion
4. Trees for Houston confirmed in 2020 (200)



Concrete and Steel





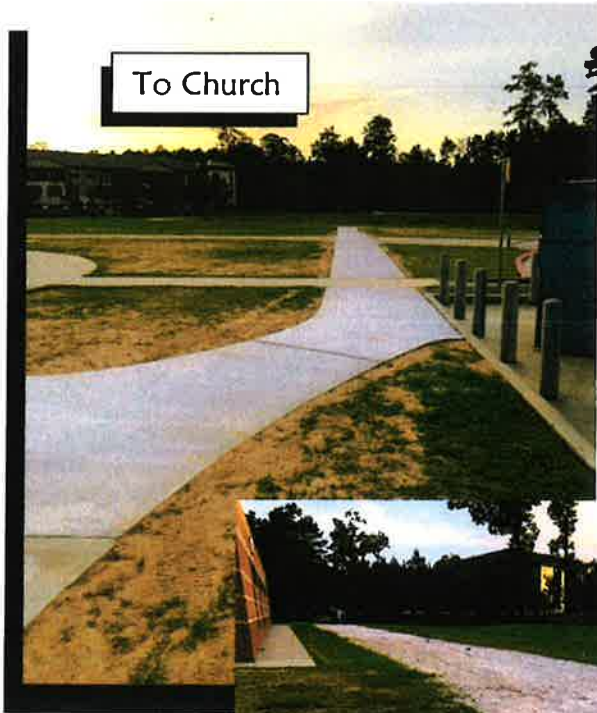
French Elementary



bike pad

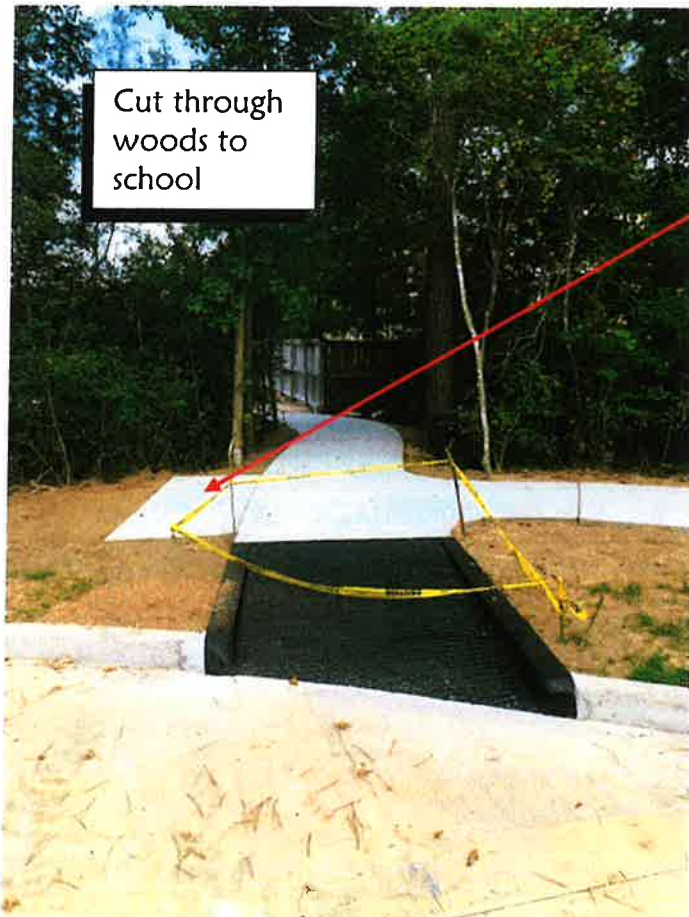
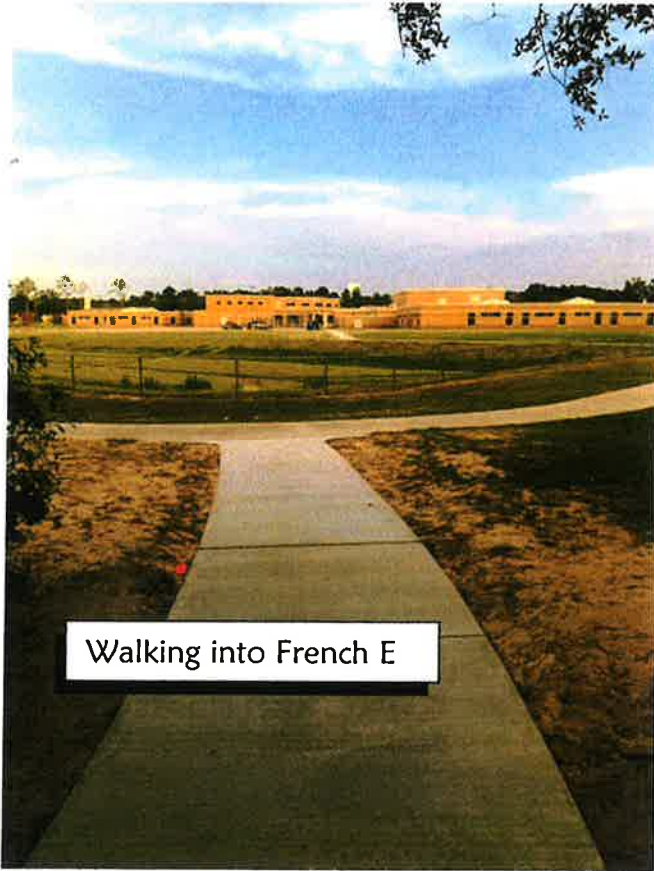


HC ramp



To Church



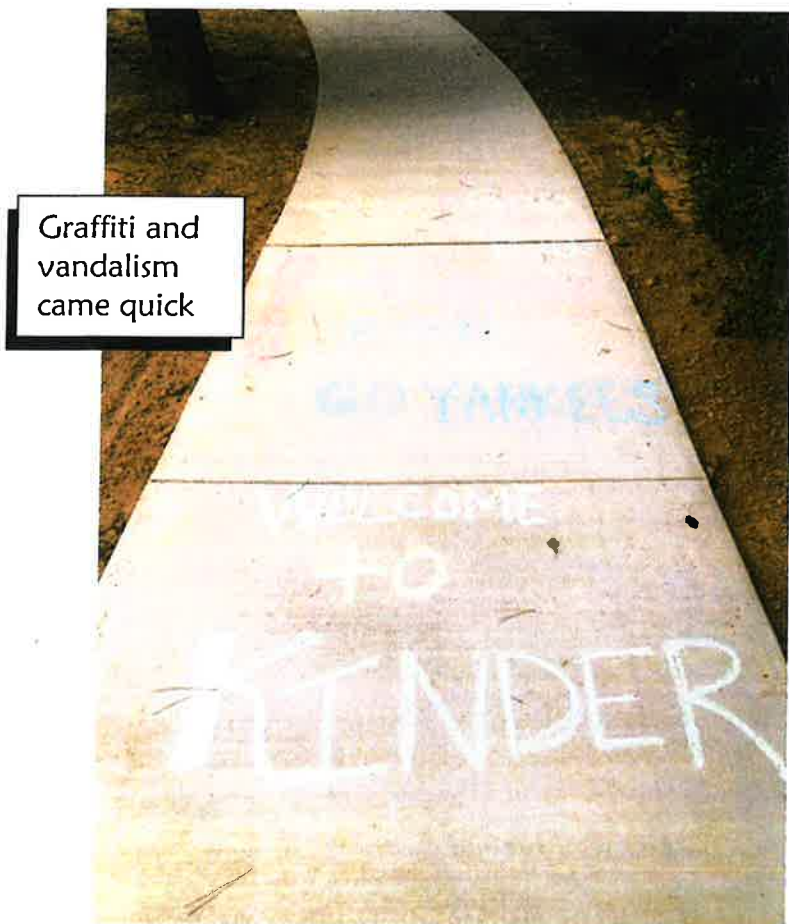




To East Lake



Winds through trees



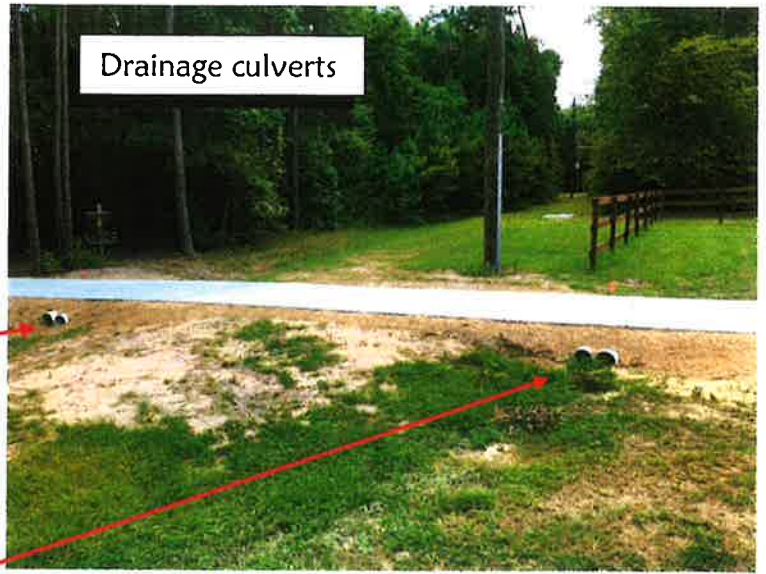
Graffiti and vandalism came quick



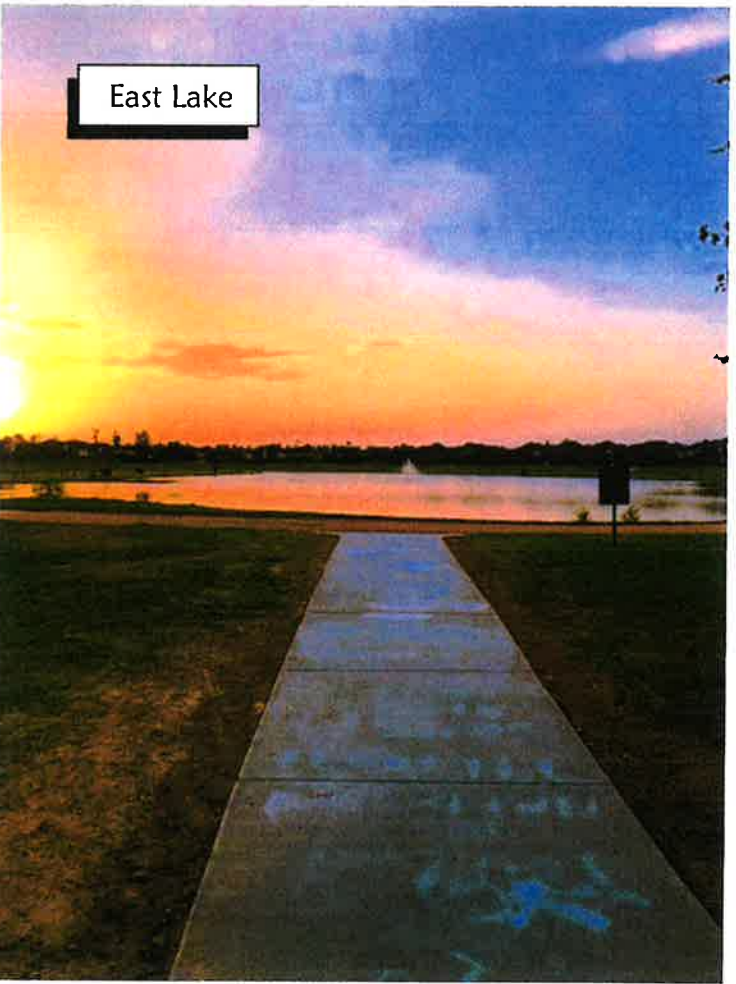
Turn to east Detention



over swale



Drainage culverts



East Lake



Trail on East Lake



## OAKMONT PUBLIC UTILITY DISTRICT

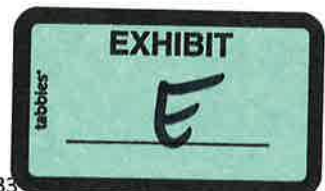
August 28, 2019

East Detention Pond – Moss Rock Installation

SWQ Feature Repair

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

Account Representative: Tom Dillard ~ Email: [tdillard@chamhydro.com](mailto:tdillard@chamhydro.com) ~ Cell: 281-924-7733



East Detention Pond

Recently installed Live Oak Tree and 1 Moss Rock were placed to restrict access to the pond.



Live Oak tree died. We replaced the tree with 2 Moss Rocks.



SWQ Feature

Before vandalism damage.





Damage shown in following pictures.









The repairs will have to be completed before we submit the application and pictures to Harris County for the annual inspection and certificate renewal.

Price to repair all items on the fence.

**Action item:** Champions is requesting the approval to repair the SWQ feature.

Price \$1,120.39

#### ADDITIONAL ITEMS

1) Received information from Hayes South that they had been contacted by Ms. Gail Simmons, a resident who lives on the East Pond, complaining about the tall high grass on the tops and slopes of the pond. Tom Dillard contacted Ms. Simmons and explained the responsibilities of each of the contractors that maintain the pond. Her concern was that the high grass poses a hazard to the children walking to and from school on the park trail. I referred Ms. Simmons to Ty Warren for further discussion. Champions proposes to the board that in the future we do not let the grass height exceed 12". If it reaches that height we will mow it as soon as possible. The board may want to consider the same approval for the landscape contractor responsible for the top of the pond adjacent to the park trail.

**Action item:** Champions is requesting the approval to mow the slopes of the pond if the vegetation height reaches 12" at the budgeted price for the monthly mowing.

2) Champions will inspect the interceptor on the south side of the East Pond with Director Doiron for erosion around the concrete apron.

# Champions Hydro-Lawn, Inc.

13226 Kaltenbrun Houston, TX 77086  
Office 281/445-2614 Fax 281/445-2349  
E-Mail [tdillard@champhydro.com](mailto:tdillard@champhydro.com)

Oakmont PUD  
Board of Directors  
c/o Coats Rose  
9 Greenway Plaza  
#1100  
Houston, TX 77046

August 28, 2019

Proposal for: Oakmont PUD – East Pond – SW Feature Repair Job #2019-TD-336

## Scope of Work

- Repair damage to the SWQ feature

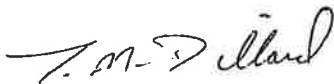
Price \$1,125.00

Payment: Due upon completion of project.

WE PROPOSE TO HEREBY FURNISH MATERIAL & LABOR, COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS. *Tax to Apply If Applicable.*

As above, upon completion any unpaid balance after 30 days will be charged 1 ¼% interest. Any material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner agrees to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Signature \_\_\_\_\_



This proposal may be withdrawn by CHL if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. CHL is authorized to do the work as specified. Payment will be made as outlined above. By signing this proposal/contract, we, the undersigned, agree to accept the insurance coverage provided by Champions Hydro-Lawn, Inc. as stated on the attached certificate.

Signature: \_\_\_\_\_ Date of Acceptance: \_\_\_\_\_

Time Start 702

In Attendance:

- Ty Warren ✓
- Shaun Hebert ✓
- Jennifer Smith ✓
- Kerry Simmons ✓
- David Dierion NOT IN ATTENDANCE

Others in attendance:

- Tom Dillard ✓
- Michael Murr ✓

Time End 854

TY MENTIONED  
SHAUN SECONDED } APPROVEN

Mel Reist, SILVERSAND SERVICES

Tina DeAses

Steven Wright

RANDY FISHER JERROD LEE (FISHER FITNESS)

Item for Approval	Presented By:	Description	Amount Approved	Brought for Vote by:	Second	Yays	Nays	Tabled	Modifications
minutes from last meeting			—	Keely	TY	All			
Fire 11/14/12 Installation	resident - Carly Nugent Donna Nugent (owner)		—	Shaun	Jennifer	All			
Fire 11/12 Installation considering to generate installation	resident - Carly Nugent Donna Nugent (owner)		—	Shaun	Jennifer	All			
50208	Silversand services	tree removal	\$2100.00	TY	Shaun	All			
Recreation Dept manager	pro services		φ	TY	Jennifer	All			
Agmt. contract	—	—	—	—	—	—	—	✓	Asked for changes by TOWN-HALL mtg.
Fisher contract	—	—	—	—	—	—	—	✓	Shaun wants to see possible hours cut back on hourly staff. will re-visit general mtg.

