

**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 110  
MINUTES OF MEETING OF BOARD OF DIRECTORS**

**APRIL 23, 2009**

**THE STATE OF TEXAS  
COUNTY OF HARRIS  
HARRIS COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NO. 110**

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The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 110 (the "District") met in **special session**, open to the public, at the designated meeting place of the Board in the District on **April 23, 2009 at 6:00 p.m.**, whereupon the roll was called of the duly constituted officers and members of the Board, to-wit:

James N. Williams	-	President
Jeannie Satterwhite	-	First Vice President
Jerry A. Strickland	-	Second Vice President
Texas H. Stevens	-	Secretary
Tom Dowdy	-	Treasurer/Investment Officer

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

Also attending the meeting were Jody Dellinger, Parks and Recreation Manager for the District; Art Gerczak, Construction Projects Manager for the District; Kay Divin, the District's Water and Sewer Operations Manager; Deputy Constables George Beck, Dianne Hill and Brian Frasier with Harris County Precinct No. 4; Brandy Larsen, employee of the District; John Davis of Langford Engineering, Inc. ("Langford"), Engineers for the District; Karl Skarboszewski of Environmental Development Partners ("EDP"), the District's Operator; Bob Sordahl and Emmett Poindexter, residents of the District; members of the public listed on the attached Attendance Sheet; and Josh J. Kahn of Coats, Rose, Yale, Ryman & Lee, P.C. ("Coats|Rose"), Attorney for the District.

The meeting was called to order and the following business was conducted.

**HEAR FROM THE PUBLIC**

The Board noted that there were no members of the public who wished to address the Board.

**WATER AND SEWER OPERATIONS MANAGER'S REPORT**

The Board recognized Ms. Divin, who presented the Water and Sewer Operations Manager's Report. Ms. Divin discussed the issue at the home of Mr. and Mrs. VonMinden. Ms. Divin noted that the clean-out at the VonMinden's home is approximately two inches higher than the District's sewer main serving the property. Mr. Davis explained that the builder made the connection for sewer service under the slab of the VonMinden's home, causing this issue since the connection is approximately 12-18 inches lower than it would have been if it were through the foundation. Mr. Gerczak noted that typically a builder will drill a hole in the foundation for the sewer service line in order to avoid this problem. Mr. Davis continued that there were two options to solve this issue: (1) lower approximately 200 feet of the District's sewer line at an estimated cost of \$50,000 or (2) install a small grinder pump on the VonMinden's line to periodically pump sewage out of such line and install a new service line to the home. After further discussion, the Board

noted that the District has no responsibility with regard to the VonMinden's house service line but agreed to share in the cost of the installation of a grinder pump to ensure the VonMinden's house service line is properly connected to the District's sewer line. The Board instructed the District's Water and Sewer Operations Manager, Engineer and Attorney to negotiate an agreement with the VonMindens on sharing the cost necessary to solve the problem. The Board also indicated that they will require a waiver from the VonMindens releasing the District from any future liability concerning their sewer line prior to paying any cost to solve the problem.

Ms. Divin also noted that (1) the District's Operator has solicited bids for cleaning the inlet channel at the District's wastewater treatment plant, (2) there was a sanitary sewer line leak at Planet Ford that has been repaired, and (3) the facilities at the wastewater treatment plant are in the process of being power washed at an estimated cost of \$1,000.

The Board next discussed the proposed maintenance of the detention ponds in Cypresswood Lake. Mr. Kahn inquired as to whether the Board wants to move forward with accepting title to the detention ponds from the Cypresswood Lake Community Association, Inc. The Board noted that they are still willing to accept title to such ponds and oversee the initial clean-up and annual maintenance for such ponds and to pass such costs on to the residents of Cypresswood Lake on their monthly water bills. Ms. Divin noted that she will present proposals for such maintenance at the District's regular meeting in May.

#### **CONSTRUCTION PROJECTS MANAGER'S REPORT**

The Board recognized Mr. Gerczak, who presented to and reviewed with the Board the Construction Projects Manager's Report. Mr. Gerczak presented an updated Projects Tracking Report showing total expenditures to date on all projects constructed or in the process of construction. Mr. Gerczak noted that he will soon order the sign for the entrance to the District park and confirmed with the Board that the name of the park is the "Forest Oaks Park."

The Board noted that no action is needed in conjunction with the Construction Project Manager's Report.

#### **PARKS AND RECREATION MANAGER'S REPORT**

The Board recognized Mr. Dellinger, who presented the Parks and Recreation Manager's Report. Mr. Dellinger: (1) presented a membership update for the Forest Oaks Swim and Racquet Club; (2) presented a written Manager's Report detailing projects that he has completed, upcoming projects, repairs made, repairs upcoming, scheduled maintenance on District property, estimates for upcoming projects, activities, issues, future budget items and a wish list of projects; (3) discussed several capital projects that he would like to see completed as soon as possible; and (4) discussed the possibility of purchasing mowing equipment for the park areas for use between the monthly mowing of Champions Hydro-Lawn.

The Board also discussed with Mr. Dellinger the District's policy on writing checks for District expenditures.

After further discussion, Director Dowdy motioned to authorize (1) the reallocation of \$14,000 from the budget item for the winter pool cover to the purchase of a LAN system for the District office, (2) purchase of a John Deere mower, in an amount not to exceed \$13,000, with the funding for such item to come out of the amount remaining in the budget for the installation of outdoor showers/changing rooms, and (3) the installation of a sidewalk around the District office, in an amount not to exceed \$3,500, with the

funding for such item to come out of the amount remaining in the budget for the installation of outdoor showers/changing rooms. Director Strickland seconded such motion, which was approved by a unanimous vote.

**PEACE OFFICER'S REPORT**

The Board recognized Sergeant Beck, who presented the Peace Officers Report.

The Board noted that no action is needed in conjunction with the Peace Officer's Report.

**ATTORNEY'S REPORT**

The Board recognized Mr. Kahn, who presented the Attorney's Report. Mr. Kahn discussed with the Board the proposed amendments to the District's Rate Order and the renewal of the District's insurance.

The Board instructed Director Satterwhite and Ms. Divin to finalize the proposed amendments to the District's Rate Order and to bring such items to the Board at a future meeting for approval.

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

APPROVED THIS \_\_\_\_\_.



Secretary, Board of Directors