

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

**June 8, 2017**

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 Thursday, June 8, 2017 at 7:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

Ty Warren	-	President
Shaun Hebert	-	Vice President
Kerry Simmons	-	Secretary
Bruce Bramlett	-	Assistant Secretary
Tanya Craig	-	Assistant Secretary

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

Members of the public who were in attendance were those who provided their name on the attached Exhibit "A".

Also in attendance were: Kenny of Greater Houston Pool Management ("GHPM"); Jerrod Lee, Steven Wright and Tina Deages of the Risher Companies, the District's Recreation Manager ("Risher"); Richard Haddock and Bill Sweitzer of Sweitzer and Associates, the District's Landscape Architect ("Sweitzer" or "Landscape Architect"); Cindi Oliver with Equi-Tax, Inc., the District's Tax Assessor/Collector ("TAC"); Debra Loggins of L&S District Services, LLC, the District's Bookkeeper; Robb Clark with Hays Utility South Corporation ("Hays"), Operator for the District; Tom Dillard of Champions Hydro-lawn ("Champions"); Chris Roznovsky and Diego Burgos with Jones & Carter, Inc. ("J&C"), the District's Engineer; and Mallory Craig and Tiffany Marquez of Coats|Rose, P.C., the District's legal counsel ("Coats|Rose").

WHEREUPON, the meeting was called to order at 7:07 p.m. in accordance with the posted meeting notice, which is attached hereto as Exhibit "B".

**HEAR FROM THE PUBLIC**

The Board recognized Mr. Brandewie who stated he was pleased with the new fitness center, as it improved the District's curb appeal.

**CONSIDER APPROVAL OF MINUTES FROM SPECIAL AND REGULAR MEETINGS HELD MAY 11, 2017**

The Board considered the proposed minutes from the special and regular meetings held on May 11, 2017, and upon motion made by Director Hebert and seconded by Director Simmons, the Board, by unanimous vote, approved the minutes as presented. Director T. Craig abstained.

**BOOKKEEPER'S REPORT**

The Board recognized Ms. Loggins, who reviewed the Bookkeeper's Report and checks listed for payment, a copy of which is attached hereto as Exhibit "C". She noted four (4) additional checks were presented.

After review and consideration, upon a motion made by Director Simmons, seconded by Director Hebert, the Board voted unanimously to approve the Bookkeeper's Report, including payment of checks and invoices as presented.

**TAX ASSESSOR/COLLECTOR'S REPORT**

The Board next recognized Ms. Oliver who presented the TAC's Report, a copy of which is attached hereto as Exhibit "D". Ms. Oliver noted 99.0% of the District's 2016 tax levy has been collected.

After discussion, upon a motion duly made by Director Simmons, seconded by Director Hebert, the Board voted unanimously to approve the TAC's Report and to authorize payment of the checks listed therein.

**OPERATOR'S REPORT**

Next, the Board recognized Mr. Clark, who presented and reviewed the Operator's Report, the details of which are contained in the report attached hereto as Exhibit "E". He reported on the following:

- the total connection count is 1,164;
- the water accountability ratio was 95.49%; and
- there were no excursions for the month.

Mr. Clark reported that he received a letter from a resident who requested an installment payment plan for their April and May water bills. After consideration, upon a motion brought by Director Simmons, seconded by Director Bramlett, the Board unanimously voted to approve a payment plan as requested by a resident of the District.

Upon a motion brought by Director Hebert, seconded by Director Simmons the Board approved the Operator's Report as presented.

## **ATTORNEY'S REPORT**

No action was taken.

## **HEAR LANDSCAPE ARCHITECT'S REPORT**

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

### **Review and consider taking action regarding Landscape Architect Services Agreement**

No action was taken on this matter.

### **Receive, review, and consider awarding contract for completion of restorative landscaping at recreation center**

Mr. Haddock presented and reviewed the bids received for the completion of the restorative landscaping at the recreation center. He noted the low bidder was Earth First landscape ("Earth First").

Director T. Craig noted the mulch preparation line item for Earth First was noticeably higher than the other proposals submitted. The Board instructed Mr. Haddock to investigate the matter and confirm the quote for the mulch preparation line item for Earth First is correct.

Upon a motion brought by Director Simmons, seconded by Director T. Craig, the Board (i) awarded the Auburn Lakes Recreation Center Planting Improvements contract to Earth First; and (ii) authorized Director Warren to execute and review the Earth First contract, upon confirmation of the bid items and any revision thereto do not exceed the bid amount presented.

Mr. Haddock then presented Change Order No. 10. Following discussion, upon a motion brought by Director Bramlett, seconded by Director Hebert, the Board unanimously voted to approve Change Order No. 10 to apply adhesive to the rubber flooring in the fitness center.

After consideration, upon a motion brought by Director Simmons, seconded by Director Warren, the Board unanimously voted to approve (i) Pay Estimate No. 2 submitted by Texana Builders; and (ii) and the Landscape Architect's report.

## **REVIEW ENGINEER'S REPORT**

The Board next received the Engineer's Report. Mr. Roznovsky reviewed J&C's written report, the full details of which are attached hereto as Exhibit "G". He provided updates on the following matters:

1. South Detention Basin Trash Trooper. Mr. Roznovsky stated Pay Estimate No. 2 in the amount of \$57,393.90 to Rally Construction Services, LLC.

Upon a motion brought by Director Hebert, seconded by Director Bramlett the Board unanimously approved Pay Estimate No. 2.

2. TrashTrooper Lid Concealment. Mr. Roznovsky recommended the Board consider authorizing landscaping around the TrashTrooper lid to conceal it from street and neighboring property's view.

After consideration, upon a motion brought by Director Simmons, seconded by Director Bramlett, the Board recommended Ms. M. Craig and Mr. Roznovsky coordinate with the homeowner regarding landscaping concealment of the TrashTrooper lid, including that the homeowner must accept maintenance of the landscaping and will release the District from any repair or replacement obligations.

Upon a motion by Director Hebert, seconded by Director Simmons, the Board voted unanimously to approve the Engineer's Report.

### **HEAR REPORT FROM CHAMPIONS HYDROLAWN**

The Board recognized Mr. Dillard, who reviewed the detention pond activity over the last month and presented a report, a copy of which is attached hereto as Exhibit "H".

After review of the report, Director Bramlett moved that the Board approve the Champions' report. Director Hebert seconded the motion, which was approved by unanimous vote.

### **HEAR DIRECTOR REPORTS**

#### Hear from Director Warren and discuss establishing NextDoor account

This matter was deferred.

#### Hear from Recreation Committee and consider taking action

- Purchase of additional television and equipment for fitness center:

This matter was deferred.

- Amending pool hours:

After full discussion, up on a motion brought by Director Hebert, seconded by Director Bramlett, the Board unanimously voted to approve the pool hours as follows: Monday the pool is closed; Sunday, Tuesday through Thursday, 9:00 a.m. to 8:00 p.m., Friday and Saturday 9:00 a.m. to 9:00 p.m.

- Authorizing creation of survey regarding draft park plan:

This matter was deferred.

- Consider requesting HOA to distribute draft park plan via email blast:

This matter was deferred.

### **REVIEW DISTRICT EMAILS**

Ms. Craig then presented the Board with emails received by the Board's email address since the date of the last Board meeting. She stated that she and Director Warren have addressed all e-mails as necessary. Copies of the emails are attached hereto as Exhibit "I". No action was taken.

### **HEAR FROM THE PUBLIC**

Director Warren opened the floor to receive comments the public. The Board noted that no one indicated their interest to speak, and the public comments period was then closed.

The President called a closed session to order at 9:24 p.m. to obtain legal counsel in accordance with Chapter 551, Texas Government Code.

The Board entered into open session at 9:45 p.m.

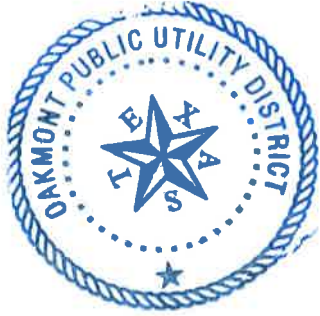
No action was taken.

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

PASSED, APPROVED and ADOPTED this July 13, 2017.

(DISTRICT SEAL)

  
Secretary, Board of Directors



OAKMONT PUD BOARD OF DIRECTORS MEETING SIGN-IN SHEET

June 8, 2017 Regular Meeting

Name	Name	Name
Jerry Brandewie		



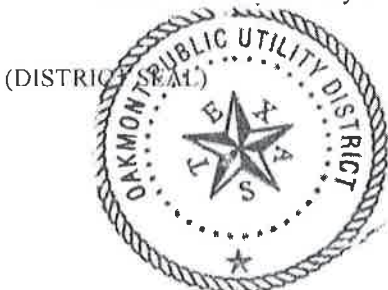
**OAKMONT PUBLIC UTILITY DISTRICT  
NOTICE OF MEETING**

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 **Thursday, June 8, 2017**, at the **Auburn Lakes Recreation Center**, a meeting location inside the District, at which meeting the following items will be considered:

1. Hear from the public.
2. Review and consider approval of minutes from meeting held May 11, 2017.
3. Review Bookkeeper's Report and consider taking action thereon, including:
  - a. Approve payment of bills submitted to the District;
  - b. Review Investment Report and authorize necessary action in connection therewith; and
  - c. Approve sending uncollected property to Secretary of State.
4. Receive Tax Assessor/Collector's Report and consider taking action thereon, including:
  - a. Approve tax report and authorize payment of invoices from tax account; and
  - b. Approve moving specific tax accounts to uncollectable status.
5. Review Operator's Report and consider taking action thereon, including:
  - a. Authorization of termination of water and sewer service to delinquent accounts; and
  - b. Authorize Operator to make necessary repairs to water and sanitary sewer system.
6. Hear Attorney's Report and consider taking action thereon.
7. Hear report from Landscape Architect and consider acting thereon, including:
  - a. Review and consider taking action regarding Landscape Architect Services Agreement;
  - b. Review and consider approving proposal for design of restorative landscaping at recreation center;
  - c. Receive, review, and consider awarding contract for completing of restorative landscaping at recreation center; and
  - d. Authorize Landscape Architect to coordinate with Engineer to prepare Capital Improvement Plan.
8. Review Engineer's Report and consider taking action thereon, including:
  - a. Authorize preparation of plans, advertisement of bids and/or award of contracts for District facilities;
  - b. Approve pay estimates and change orders on contracts for District facilities;
  - c. Receive Construction Progress report;
  - d. Hear update on east and west detention pond repairs;
  - e. Hear update on construction of south detention basin TrashTrooper;
  - f. Hear report on status of all District facilities and consider taking action thereon; and
  - g. Consider taking any necessary action relating to the Engineer's Report, including initiation of new projects.
9. Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including approving proposals for repairs or work at the detention ponds.
10. Hear Director reports and consider taking action thereon, including:
  - a. Hear from Director Warren and discuss establishing NextDoor account; and
  - b. Hear from Recreation Committee and consider taking action, including:
    - i. purchase of additional tv and equipment for fitness center;
    - ii. amending pool hours;
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11. Review District Emails.
12. Hear from the public.

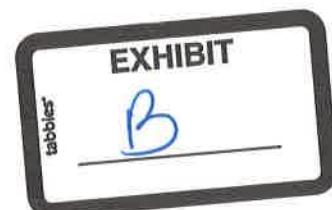
Pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice, such closed session will be held at the date, hour and place given in this Notice concerning any all subjects for any and all purposes permitted 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 1st day of June, 2017.



OAKMONT PUBLIC UTILITY DISTRICT

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





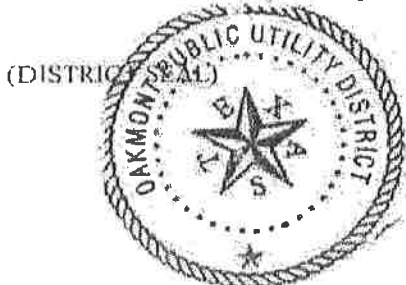
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EXECUTED this 1st day of June, 2017.



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

COMMUNITY CLERK  
COUNTY CLERK  
TEXAS  
*S. H. ...*

2017 JUN -1 PM 1:11

FILED

DO NOT DETACH

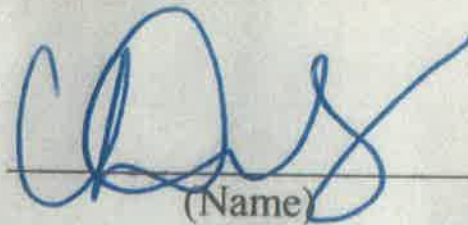
CERTIFICATE OF POSTING OF NOTICE OF MEETING

STATE OF TEXAS

CITY OF HARRIS

OAKMONT PUBLIC UTILITY DISTRICT

I, Christina N DeAgas, the undersigned, hereby state that I posted a copy of Notice of Meeting of the Board of Directors of Oakmont Public Utility District, 10000 West Drive, Spring, Texas, the location inside the boundaries of the District designated for the meeting, on the 1st day of June, 2012 at 19pm which time is at least 72 hours prior to the scheduled time of the special meeting.

  
(Name)

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EXECUTED this 1st day of June, 2017.




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, Gloria Rena, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Oakmont Public Utility District at the administrative office of the District, 9 Greenway Plaza, Suite 1100, Houston, Texas, on June 1, 2017, at 1:30 p.m., which time was not less than 72 hours prior to the scheduled time of the meeting.

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



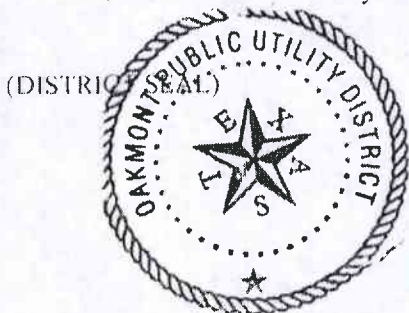
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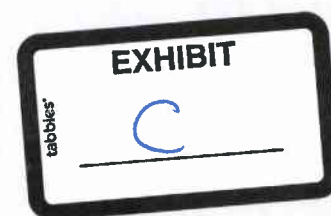
OAKMONT PUBLIC UTILITY DISTRICT

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

Oakmont PUD  
Cash Analysis  
June 8, 2017

GENERAL OPERATING ACCOUNT - Compass Bank

Ending Balance from last meeting		\$	174.87
Add in voided check #4056 issued to Director Simmons		+	138.52
<u>Receipts</u>			
Accounts Receivable Collections ( 05/05/17 to 06/01/17)		+	97,100.85
Payment from Oakmont PUD Rec Fund for insurance reimbursement		+	4,193.66
Maintenance tax		+	7,143.37
Interest earned on account		+	22.63
Transfer from Money Market Account		+	107,000.00
Total Receipts		\$	215,460.51
<u>Withdrawals</u>			
Payments to United States Treasury for payroll taxes on director fees from previous meeting		-	160.66
NSF Items		-	0.00
Bank service charges/deposit slips		-	25.50
<u>Checks presented for signatures June 8, 2017</u>			
4080	- Bruce Bramlett, director fees for 5/12, 05/16 & 05/17 mtgs - \$450.00, less taxes - ( \$34.42)	-	415.58
4081	- Kerry Simmons, director fees for 5/24/17 meeting - \$150.00, less taxes - ( \$11.48)	-	138.52
4082	- Shaun Hebert, director fees for 5/24/17 meeting - \$150.00, less taxes - ( \$11.48)	-	138.52
4083	- Ty Warren, director fees for 5/24/17 meeting - \$150.00, less taxes - ( \$11.48)	-	138.52
4084	- Void	-	0.00
4085	- Bruce Bramlett, director fee for 06/08/17 meeting - \$150.00, less taxes - ( \$11.48)	-	138.52
4086	- Kerry Simmons, director fee for 06/08/17 meeting - \$150.00, less taxes - ( \$11.47)	-	138.53
4087	- Shaun Hebert, director fees for 06/08/17 meeting - \$150.00, less taxes - ( \$11.47)	-	138.53
4088	- Tanya Craig, director fee for 06/08/17 meeting - \$150.00, less taxes - ( \$11.48)	-	138.52
4089	- Ty Warren, director fee for 06/08/17 meeting - \$150.00, less taxes - ( \$11.47)	-	138.53
4090	- Champions Hydro-Lawn, monthly maintenance for May	-	11,603.31
4091	- Constellation New Energy, Inc., 25134 1/2 Haverford - \$6,191.82, 6950 1/2 West Rayford - \$277.20	-	6,469.02
4092	- Hays Utility South Corporation, service for May billings and collections - \$946.40, printing and postage - \$1,259.83, mowing - \$169.34, cut off notices - \$100.50, operating services - \$3,433.80, cut-offs - \$605.00, water distribution system - \$1,965.25, water plant - \$1,323.32, chemicals - \$1,050.36, lab fees - \$245.00, other operator - \$67.00, sanitary sewer - \$24.25, backbills - \$3,544.40	-	14,734.45
4093	- In-Pipe Technology Company, Inc., treatment and service for May	-	900.00
4094	- Jones & Carter, Inc., engineering fees for April General - \$4,023.50, GIS - \$600.00, South Basin SWQ Permit Revision - \$1,391.74, 2016 West Detention Pond Repair - \$805.75, Park Bond Change in Scope - \$277.50	-	7,098.49



OAKMONT PUD - Compass Bank

4095	- L & S District Services, LLC, bookkeeping fees and expenses for May	-	1,423.44
4096	- Northampton WWTP, sewer service for April, 2017	-	22,094.69
4097	- Northampton MUD, pro rata share M-102 ditch maintenance	-	100.00
4098	- Off Cinco, website expenses	-	646.00
4099	- Rally Construction, Inc., Construction of South Detention Basin Trash Trooper, request #2	-	57,393.90
4100	- Residential Recycling of Texas, Inc., trash and recycling service for June	-	16,652.75
4101	- Michael & Maren Perry, refund	-	15.09
4102	- Luisette Adams, refund	-	124.87
4103	- Charles Lang, refund	-	24.66
4104	- Bob Bries, refund	-	5.52
4105	- North Harris County Regional Water Authority, May pumpage fees	-	68,790.90
	Total Disbursements	\$	<u>209,787.02</u>

Ending Balance at June 8, 2017 \$ 5,986.88

Investments

Money Market Account at Compass Bank \$ 3,510,615.00

Total Operating Funds \$ 3,516,601.88

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RECREATIONAL FACILITIES FUND - Compass Bank

Ending Balance from last meeting		\$	770.34
<u>Receipts</u>			
Rent		+	100.00
Rec fees		+	1,250.00
Clean-up fees		+	100.00
Transfer from Money Market Account		+	400,000.00
Maintenance tax		+	2,746.39
Interest earned on account		+	0.00
Total Receipts		\$	404,196.39
<u>Withdrawals</u>			
Bank service charges		-	0.00
Checks previously approved			
1792 - AT&T Uverse, internet service		-	95.00
1793 - Comcast, cable service		-	36.72
1794 - Mad Science of Houston, special event fees		-	350.00
1795 - Lone Star Badge & Sign, badges		-	206.64
1796 - Grand Slam AV & Security, security		-	16,622.20
1797 - Koper Enterprises, Inc., pool furniture		-	18,670.31
Checks presented for signatures June 8, 2017			
1798 - AAA Awning Co., Inc., funbrellas		-	9,284.50
1799 - Centerpoint Energy, 25005 Northcrest		-	17.59
1800 - Constellation New Energy, 25005 Northcrest - \$463.18, 25005 Northcrest B - \$211.06		-	674.24
1801 - Greater Houston Pool Management, Inc., pool maintenance contract for July		-	11,580.50
1802 - Jones & Carter, Inc., engineering fees for April A/L Rec Center Construction Management - \$2,644.00		-	2,644.00
1803 - Risher Fitness Management, Inc., management fees/expenses for June		-	11,663.90
1804 - Sweitzer & Associates, landscape architect and design		-	7,085.58
1805 - Texana Builders, LLC, Recreation Center Improvements, request #2		-	314,534.28
1806 - Vanguard Cleaning Systems of Greater Houston, cleaning services for June & supplies		-	352.42
1807 - Vista Landscape Services, landscaping monthly maintenance & repairs		-	7,817.20
1808 - Shree Dhavale, refund of reservation deposit		-	187.50
1809 - AT&T, phone service for 281-255-2475, blank check to hold for bill			
1810 - AT&T Uverse, internet service, blank check to hold for bill			
1811 - Comcast, blank check for cable service			
Total Disbursements		\$	401,822.58
Ending Balance at June 8, 2017		\$	3,144.15
<u>Investments</u>			
Money Market Account at Compass Bank		\$	346,825.29
Total Recreational Facilities Funds		\$	349,969.44

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CAPITAL PROJECTS FUND - Compass Bank

Ending Balance from last meeting (no activity) \$ 12,170.47

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PARK CAPITAL PROJECTS FUND - Compass Bank

Ending Balance from last meeting \$ 599,137.13

Receipts

Interest earned on account + 98.49

Withdrawals

Bank service charges - 18.00

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Ending Balance at June 8, 2017 \$ 599,217.62

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DEBT SERVICE FUND - Compass Bank

Ending Balance from last meeting	\$	817,693.74
<u>Receipts</u>		
Interest earned on account	+	132.00
Transfer from Tax Fund	+	24,862.54
Total Receipts	\$	24,994.54
<u>Withdrawals</u>		
Bank service charges	-	18.00
Total Withdrawals	\$	18.00
Ending Balance at June 8, 2017	\$	842,670.28
<u>Investments</u>		
Money Market Account at Spirit of Texas Bank	\$	209,463.42
Money Market Account at Central Bank		144,149.42
CD/Green Bank dated 2/23/17 due 8/25/17 at .55%		245,000.00
CD/Texas Capital Bank dated 2/23/17 due 8/25/17 at .60%		245,000.00
CD/Allegiance Bank dated 2/23/17 due 8/25/17 at .55%		245,000.00
CD/Post Oak Bank dated 2/23/17 due 8/25/17 at .30%		245,000.00
CD/Preferred Bank dated 2/23/17 due 8/25/17 at .40%		245,000.00
Total Investments	\$	1,578,612.84
Total Debt Service Funds	\$	2,421,283.12
Next Debt Service Payment due September 1, 2017 - \$514,216.25		

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## Oakmont PUD General Operating Fund Profit & Loss Budget Performance

/06/17

:crual Basis

April 2017

	Apr 17	Budget	Oct '16 - Apr 17	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Water Revenue</b>					
4100 · Customer Service Fees - Water	21,894.37	21,000.00	147,826.14	147,000.00	252,000.00
4110 · Water Tap Connection Fees	0.00	0.00	4,634.00	0.00	0.00
4150 · NHCRWA Collections	41,865.12	35,000.00	247,035.10	245,000.00	420,000.00
<b>Total Water Revenue</b>	63,759.49	56,000.00	399,495.24	392,000.00	672,000.00
<b>Sewer Revenue</b>					
4200 · Customer Service Fees - Sewer	38,630.20	38,500.00	270,392.10	269,500.00	462,000.00
4202 · Sewer Inspection Fees	0.00	0.00	200.00	0.00	0.00
<b>Total Sewer Revenue</b>	38,630.20	38,500.00	270,592.10	269,500.00	462,000.00
<b>Other Revenues</b>					
4320 · Maintenance Taxes	24,316.56	0.00	1,164,354.72	1,132,000.00	1,132,000.00
4330 · Penalties and Interest	1,175.51	1,475.00	11,531.71	10,325.00	17,700.00
4380 · Termination/Reconnection/NSF Fe	100.00	150.00	850.00	1,050.00	1,800.00
4400 · Transfer/Connection Fees	227.50	250.00	1,755.00	1,750.00	3,000.00
4700 · Pre & Post Inspection Fees	0.00	0.00	420.00	0.00	0.00
4800 · Customer Service Inspection	0.00	0.00	100.00	0.00	0.00
5380 · Miscellaneous Income	15.00	100.00	30.00	700.00	1,200.00
5391 · Interest Income	792.85	400.00	3,784.44	2,800.00	4,800.00
5510 · Rent of Facilities	450.00	500.00	4,200.00	3,500.00	6,000.00
5520 · Maintenance Tax - Recreational	9,324.36	0.00	447,630.60	435,388.00	435,388.00
<b>Total Other Revenues</b>	36,401.78	2,875.00	1,634,656.47	1,587,513.00	1,601,888.00
<b>Total Income</b>	138,791.47	97,375.00	2,304,743.81	2,249,013.00	2,735,888.00
<b>Expense</b>					
<b>Water Expenses</b>					
6124 · Laboratory Expense	273.75	434.00	2,554.03	3,034.00	5,200.00
6126 · Permit Fees	0.00	0.00	2,793.00	2,000.00	2,000.00
6127 · NHCRWA Pumpage Fee	50,027.90	34,500.00	238,024.70	241,500.00	414,000.00
6135 · Repairs & Maintenance	1,843.28	6,000.00	59,246.80	42,000.00	72,000.00
6142 · Chemicals	797.83	275.00	5,131.99	1,925.00	3,300.00
6151 · Telephone	0.00	50.00	0.00	350.00	600.00
6152 · Utilities	3,026.89	3,500.00	30,212.78	24,500.00	42,000.00
6170 · Tap Connection Expense	0.00	0.00	1,464.00	0.00	0.00
<b>Total Water Expenses</b>	55,969.65	44,759.00	339,427.30	315,309.00	539,100.00
<b>Sewer Expenses</b>					
6201 · Purchased Sewer Service	22,094.69	18,000.00	101,716.26	126,000.00	216,000.00
6235 · Repair and Maintenance	900.00	1,250.00	10,398.65	8,750.00	15,000.00
6275 · Sewer Inspection Expense	0.00	0.00	25.00	0.00	0.00
<b>Total Sewer Expenses</b>	22,994.69	19,250.00	112,139.91	134,750.00	231,000.00
<b>Other Expenses</b>					
6310 · Director Fees	1,650.00	600.00	10,500.00	4,200.00	7,200.00
6314 · Payroll Taxes	126.22	46.00	803.25	320.00	550.00
6320 · Legal Fees	6,905.74	5,500.00	88,053.55	38,500.00	66,000.00
6321 · Auditing Fees	0.00	0.00	10,600.00	11,000.00	11,000.00
6322 · Engineering Fees	4,023.50	6,750.00	36,869.75	47,250.00	81,000.00
6322.05 · Eng. Fees-Surplus Funds App	277.50	0.00	277.50	0.00	0.00
6322.08 · Eng Fees-West Rayford Rd Sdwalk	0.00	62.00	645.70	437.00	750.00
6322.09 · Eng Fees - SWQ Permit Revisions	1,391.74	1,166.00	12,164.50	8,166.00	14,000.00
6322.10 · Eng. Fees-GIS	600.00	916.00	6,752.50	6,416.00	11,000.00
6322.11 · Eng.-2016 West Detention Pond	805.75	0.00	3,887.67	0.00	0.00
6325 · Election Expense	3,407.66	0.00	3,407.66	0.00	15,000.00
6326 · TCEQ Assessment Fees	0.00	297.00	3,660.78	2,082.00	3,570.00
6332 · Operator Expense	5,681.08	6,000.00	42,408.75	42,000.00	72,000.00
6333 · Bookkeeping Fees	1,376.99	1,300.00	9,508.34	9,100.00	15,600.00
6335 · Drainage Facilities Maintenance	3,396.60	5,500.00	28,434.97	38,500.00	66,000.00
6352 · Utilities	158.46	350.00	2,045.28	2,450.00	4,200.00
6353 · Insurance	16,190.34	0.00	16,190.34	15,000.00	15,000.00
6354 · Travel Expense	0.00	50.00	0.00	350.00	600.00
6356 · Registration/Membership Fees	0.00	0.00	1,290.00	0.00	0.00
6359 · Other Expenses	46.00	84.00	677.00	584.00	1,000.00
6360 · Website Expense	692.00	459.00	7,472.50	3,209.00	5,500.00
6370 · Builder Inspections	0.00	0.00	170.00	0.00	0.00
6375 · CSI Inspections	0.00	0.00	100.00	0.00	0.00
6379 · Customer Service Agreement	110.00	50.00	250.00	350.00	600.00
6380 · Termination/Reconnection/NSF Ex	899.02	700.00	5,017.52	4,900.00	8,400.00
6399 · Garbage Expense	16,741.25	17,500.00	117,725.70	122,500.00	210,000.00
<b>Total Other Expenses</b>	64,479.85	47,330.00	408,913.26	357,314.00	608,970.00
<b>Recreational Facilities</b>					
6411 · Rec Facilities Management Fee	8,515.00	7,076.00	74,895.96	49,534.00	84,915.00
6412 · Pool Management Fee	4,632.20	4,166.00	15,996.60	29,166.00	50,000.00

21 PM

4/06/17

Accrual Basis

## Oakmont PUD General Operating Fund Profit & Loss Budget Performance

April 2017

	Apr 17	Budget	Oct '16 - Apr 17	YTD Budget	Annual Budget
6422 · Engineering Fees	2,644.00	0.00	12,315.75	0.00	0.00
6435 · Repairs & Maintenance - Rec	1,076.14	1,000.00	7,028.69	7,000.00	12,000.00
6435.01 · Maintenance and Repairs - Pool	0.00	750.00	27,261.00	5,250.00	9,000.00
6436 · Landscape Maintenance	7,016.00	5,000.00	46,552.30	35,000.00	60,000.00
6440 · Supplies-Rec Center	479.27	0.00	2,357.56	0.00	0.00
6451 · Telephone/Internet Expense	280.80	250.00	1,941.61	1,750.00	3,000.00
6452 · Utilities - Rec Facilities	67.01	1,000.00	5,418.31	7,000.00	12,000.00
6453 · Insurance-Rec Facilities	4,193.66	0.00	4,193.66	5,600.00	5,600.00
6459 · Other Expense	0.00	125.00	225.00	875.00	1,500.00
<b>Total Recreational Facilities</b>	<b>28,904.08</b>	<b>19,367.00</b>	<b>198,186.44</b>	<b>141,175.00</b>	<b>238,015.00</b>
<b>Total Expense</b>	<b>172,348.27</b>	<b>130,708.00</b>	<b>1,058,666.91</b>	<b>948,548.00</b>	<b>1,617,085.00</b>
<b>Net Ordinary Income</b>	<b>-33,556.80</b>	<b>-33,331.00</b>	<b>1,246,076.90</b>	<b>1,300,465.00</b>	<b>1,118,803.00</b>
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
<b>Capital Outlay</b>					
7300.01 · Recreation Improvements	81,953.42	0.00	158,709.38	76,000.00	776,000.00
7300.04 · West Pond Outfall Repair & Impr	31,911.00	0.00	31,911.00	0.00	0.00
7300.06 · Constr/W. Rayford Rd Sidewalks	0.00	0.00	0.00	0.00	7,832.00
7300.07 · South Pond Outfall Repair & Imp	0.00	0.00	0.00	0.00	65,000.00
7300.08 · Water Plant Recoating & Improve	0.00	0.00	0.00	0.00	40,000.00
7300.09 · M-102 Channel Rep & Improvement	0.00	0.00	23,439.82	24,000.00	24,000.00
7300.10 · Retaining Wall Project	0.00	0.00	17,173.00	0.00	0.00
7301.02 · Eng.-South Detention Pond Imp	0.00	1,250.00	13,056.25	8,750.00	15,000.00
<b>Total Capital Outlay</b>	<b>113,864.42</b>	<b>1,250.00</b>	<b>244,289.45</b>	<b>108,750.00</b>	<b>927,832.00</b>
<b>Total Other Expense</b>	<b>113,864.42</b>	<b>1,250.00</b>	<b>244,289.45</b>	<b>108,750.00</b>	<b>927,832.00</b>
<b>Net Other Income</b>	<b>-113,864.42</b>	<b>-1,250.00</b>	<b>-244,289.45</b>	<b>-108,750.00</b>	<b>-927,832.00</b>
<b>Net Income</b>	<b>-147,421.22</b>	<b>-34,581.00</b>	<b>1,001,787.45</b>	<b>1,191,715.00</b>	<b>190,971.00</b>

**OAKMONT PUD  
INVESTMENT REPORT**

FROM: 04/30/2017  
TO: 05/31/2017

**DEBT SERVICE FUND**

Separately Invested Assets	Purchase Price	Beginning Book Value 04/30/2017	Beginning Market Value 04/30/2017	Rate	Accrued Interest for this period	Interest paid this period	Additions	Withdrawals	Ending Book Value 05/31/2017	Ending Market Value 05/31/2017	Date of Purchase	Date of Maturity
CD/Post Oak Bank	245,000.00	245,132.90	245,132.90	0.30%	62.42	0.00	0.00	0.00	245,195.33	245,195.33	02/23/2017	08/25/2017
CD/Texas Capital Bank	245,000.00	245,265.81	245,265.81	0.60%	124.85	0.00	0.00	0.00	245,390.66	245,390.66	02/23/2017	08/25/2017
CD/Allegiance Bank	245,000.00	245,243.66	245,243.66	0.55%	114.45	0.00	0.00	0.00	245,358.10	245,358.10	02/23/2017	08/25/2017
CD/Green Bank	245,000.00	245,243.66	245,243.66	0.55%	114.45	0.00	0.00	0.00	245,358.10	245,358.10	02/23/2017	08/25/2017
CD/Preferred Bank	245,000.00	245,177.21	245,177.21	0.40%	83.23	0.00	0.00	0.00	245,260.44	245,260.44	02/23/2017	08/25/2017

COMPLIANCE STATEMENT: The above investments are in compliance with the investment strategy expressed in the District's Investment Policy.

  
Investment Officer/Bookkeeper

**EQUI-TAX INC  
TAX ASSESSOR'S REPORT  
OAKMONT PUD  
May 2017**

**HISTORICAL TAX SUMMARY**

YEAR	RATE	LEVY AMOUNT	OUTSTANDING	\$ COLLECTED	PCT
2016	0.90000	4,097,803.82	37,264.09	4,060,539.73	99.0%
2015	1.00000	4,323,476.53	12,994.06	4,310,482.47	99.6%
2014	1.10000	4,062,027.33	14,384.61	4,047,642.72	99.6%
2013	1.24000	3,468,193.44	3,327.14	3,464,866.30	99.9%
2012	1.25000	2,694,759.40	2,779.80	2,691,979.60	99.8%
2011	1.25000	2,392,418.77	2,779.80	2,389,638.97	99.8%
2010	1.25000	2,050,001.10	0.00	2,050,001.10	100.0%
2009	1.25000	1,946,314.80	0.00	1,946,314.80	100.0%
2008	1.25000	1,455,912.14	0.00	1,455,912.14	100.0%
2007	1.25000	801,413.83	0.00	801,413.83	100.0%
2006	1.30000	346,274.73	0.00	346,274.73	100.0%
2005	1.35000	165,094.12	0.00	165,094.12	100.0%
2004	1.35000	74,719.85	0.00	74,719.85	100.0%

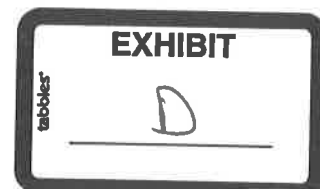
**FISCAL YEAR  
10/01/16 TO 09/30/17**

**BEGINNING CASH BALANCE** **76,885.83**      **53,045.02**

	<u>CURRENT MONTH</u>	<u>YEAR TO DATE</u>
<b>REVENUE</b>		
2016 - TAXES	6,811.13	4,060,539.73
2015 - TAXES		916.57
2014 - TAXES		-14.47
PRIOR - TAXES		-19.12
PENALTY & INTEREST	874.02	10,878.91
COLLECTION FEES	48.13	835.78
OVERPAYMENTS	0.47	7,578.84
MISC REVENUE	125.00	125.00
CAD ADJ DUE TAXPAYER	564.30	4,232.38
<b>TOTAL REVENUE</b>	<b>8,423.05</b>	<b>4,085,073.62</b>

<b>DISBURSEMENTS</b>	CHECK #		
TAX ASSESSOR FEE	1581	1,816.03	14,369.57
M/O TRANSFER		7,143.37	1,182,315.40
PARKS		2,746.39	453,655.73
D/S TRANSFER		24,862.54	2,408,602.41
MISC. DISBURSEMENTS			948.75
COMPUTER & POSTAGE			3,139.64
LEGAL FEES			1,546.56
TAX ASSESSOR BOND			50.00
BANK CHARGE			0.00
LEGAL NOTICES			845.90
AERIAL PHOTO/FRAMING			0.00
REFUND - OVERPAYMENTS	1582	317.50	4,884.55
REFUND - CAD LAWSUITS			0.00
REFUND - CAD CORR.			3,668.08
CENTRAL APPRAISAL DIST.			15,669.00
<b>TOTAL DISBURSEMENTS</b>		<b>36,885.83</b>	<b>4,089,695.59</b>

**ENDING CASH BALANCE** **48,423.05**      **48,423.05**



TAX ASSESSOR'S REPORT

OAKMONT PUD

May 2017

TAX ACCOUNT BOOKKEEPER'S NOTES:

1	2016 Taxes collected in May 2017	7,375.43
	Reduced due to taxpayer CAD Correction Roll 08	-564.30
	Net result to 2016 May taxes	6,811.13
2	Overpayment	
	Dep 683 Account 17 132 106 002 0013	0.47
3	Miscellaneous Revenue	
	Voided State Dated Check 1352	125.00

CHECKS PRESENTED FOR APPROVAL:

1583	Kenneth Byrd - Tax Assessor Fee	1,816.03
1584	Harris County Appraisal District - CAD 3rd Quarter 2017	7,181.00
1585	Jennifer T or Jason R Foringer - CAD Refund	385.20
1586	Peter T or Pamela A Triolo - CAD Refund	179.10
1587	Corelogic - Overpayment Refund	2,693.82

TOTAL 12,255.15

2016 EXEMPTIONS APPLIED:

<u>EXEMPTION TYPE</u>	<u>NUM APPLIED</u>	<u>EXEMPTION AMOUNT</u>	<u>VALUATION</u>
HOMESTEAD	983	N/A	N/A
OVER 65 / DISABLED	135	10,000/10,000	1,296,700
DISABLED VETERAN	20	AS PER STATUTES	1,713,789

HISTORICAL RATES AND CERTIFIED VALUES:

2012	CERTIFIED A/V:	215,595,476	SUPPLEMENTAL # 22	CORRECTION # 22
2013	CERTIFIED A/V:	279,677,120	SUPPLEMENTAL # 39	CORRECTION # 39
2014	CERTIFIED A/V:	369,271,524	SUPPLEMENTAL # 28	CORRECTION # 28
2015	CERTIFIED A/V:	432,229,817	SUPPLEMENTAL # 17	CORRECTION # 17
2016	CERTIFIED A/V:	455,277,964	SUPPLEMENTAL # 08	CORRECTION # 08
			UNCERTIFIED	3,161,715

<u>2013</u>	<u>RATE</u>	<u>2014</u>	<u>RATE</u>	<u>2015</u>	<u>RATE</u>	<u>2016</u>	<u>RATE</u>
M/O	0.330000	M/O	0.410000	M/O	0.430000	M/O	0.360000
D/S	0.910000	D/S	0.690000	D/S	0.570000	D/S	0.540000
TOTAL	1.240000	TOTAL	1.100000	TOTAL	1.000000	TOTAL	0.900000

Maintenance Tax Election Date  
2/7/2004

Maximum Maintenance Tax Rate  
\$1.35 per \$100 valuation

ACCOUNT NAME ACCOUNT NUMBER PAYMENT AMOUNT PAID THRU

I, KENNETH R. BYRD, TAX ASSESSOR AND COLLECTOR FOR THE ABOVE DISTRICT DO SOLEMNLY SWEAR THAT TO THE BEST OF MY KNOWLEDGE, THIS IS A TRUE AND CORRECT STATEMENT OF THE TAX ACCOUNT FOR THE MONTH STATED THEREON.

KENNETH R. BYRD  
TAX ASSESSOR AND COLLECTOR

**OAKMONT PUD**  
**DEPOSITORY PLEDGE REPORT**  
**May 2017**

Depository Bank	Wells Fargo Bank
Depository Pledge Agreement Signed	Nov-14
Minutes Confirming Collateral Pledge	Nov-14
Custodian Bank	Bank of New York Mellon
Collateral Receipt	
Annual Bank Audit	Dec-16
Monthly Statement of Value	

**Type of Collateral**

**Market Value**

Wells Fargo Bank monitors Balances daily and places Securities as necessary



**DATE**  
**6/8/2017**

**MONTHLY OPERATIONS REPORT**  
**OAKMONT PUBLIC UTILITY DISTRICT**

METER COUNT	
Occupied	1,129
Vacant	8
Commercial	2
Commercial O/D	2
Builder	5
Irrigation/Esplanade	18
<b>Total</b>	<b>1,164</b>

BILLED CONSUMPTION	
04/12/17	to 05/12/17
Residential	16,492,000
Builders	173,000
Commercial O/D	37,000
Commercial	247,000
Irrigation	1,140,000
<b>Total Gallons</b>	<b>18,089,000</b>

Plant Pumpage: 18,943,000  
 Total Production: 18,943,000  
 Billed Percentage of Water: 95.49%

	<u>#1</u>
Calculated Well GPM	1,433
Design Well GPM	1,000
Well Pumpage	18,943,000

Arrears for the Month of	APRIL	Month of	MAY
Cut-Off Notices Mailed	04/21/17	Meter Read Date	05/12/17
Number of Notices Mailed	66	Billing Date	05/19/17
Cut-Off Date	05/11/17	Mailing Date	05/22/17
Number of Actual Cut-Offs	7	Due Date	06/15/17



# OAKMONT PUBLIC UTILITY DISTRICT

DATE  
6/8/2017

## MONTHLY OPERATIONS SUMMARY

### WATER PRODUCTION

May-17

Harris-Galveston Coastal Subsidence District Permit Period		9/1/2016	to	8/1/2017
Total Water Pumped for Calendar Month of :	May-17	23,721,000	Gallons	
Harris-Galveston Coastal Subsidence District Permitted Withdrawal		175,000,000	Gallons	
Pumpage Against Permit		140,314,000	Gallons	
Percentage of Permit Expired		75.00%		
Percentage of Allocation Used		80.18%		
Distribution System Chlorine Residual Reporting:	<b>Average</b>	1.52	mg/l.	
	<b>Maximum</b>	2.02	mg/l.	
	<b>Minimum</b>	1.41	mg/l.	

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TEXAS DEPARTMENT OF HEALTH I.D. NO. 1010337

Bacteriological Analysis : 4

Samples Taken On : 05/16/17

All samples were returned negative from the state approved testing laboratory.

**OAKMONT PUBLIC UTILITY DISTRICT**  
**MONTHLY OPERATIONS SUMMARY**

DATE  
**6/8/2017**

**BILLING & COLLECTION REPORT**

May-17

<b>Balance Forward</b>	<i>Total</i>
As of 04/20/17	<b>\$ 106,448.17</b>

**Collection Period:**

	04/20/17	TO	05/19/17
Deposit	\$		1,200.00
Water	\$		22,256.25
Sewer	\$		38,102.88
Connect	\$		595.00
Penalty	\$		1,435.76
RWA Fee	\$		40,648.29
Undistributed Overpayments	\$		814.89
<b>TOTAL</b>	\$		<b>105,053.07</b>

**Current Adjustments:**

**\$ 2,119.07**

**Current Billing for**

May-17

	04/12/17	TO	05/12/17
Deposit	\$		-
Water	\$		24,304.20
Sewer	\$		38,697.50
Connect	\$		-
Penalty	\$		1,029.67
RWA Fee	\$		56,590.60
<b>TOTAL</b>	\$		<b>120,621.97</b>

**TOTAL RECEIVABLE**

**\$ 124,136.14**

Billing Report Through:	05/19/17	Consumption:	18,089,000
Deposits on file for the district:	\$93,907.50		
Credit Card Payments:	210		
Bank Draft Payments:	210		
E Payments:	73		

# OAKMONT PUBLIC UTILITY DISTRICT

## MONTHLY OPERATIONS SUMMARY WASTEWATER TREATMENT PLANT

April-17

TPDES Permit # 10910-001  
TX0058548

Expires: 3/1/2018

Effluent Quality Data: Reported for: April-17

	<u>Previous Month</u>	<u>Reported</u>	<u>Permitted</u>	<u>Excursion</u>
DO Minimum	7.37 mg/l	7.08 mg/l	4.00 mg/l	NO
pH Minimum	7.14 s.u.	7.25 s.u.	6.00 s.u.	NO
pH Maximum	8.11 s.u.	8.19 s.u.	9.00 s.u.	NO
TSS Average	1.76 mg/l	3.01 mg/l	15.00 mg/l	NO
TSS Maximum	4.20 mg/l	9.80 mg/l	40.00 mg/l	NO
TSS lbs/day	8.21 lbs/day	15.35 lbs/day	144.00 lbs/day	NO
NH3-N Average	0.38 mg/l	0.68 mg/l	3.00 mg/l	NO
NH3-N Maximum	0.83 mg/l	2.30 mg/l	10.00 mg/l	NO
NH3-N lbs/day	1.70 lbs/day	3.56 lbs/day	29.00 lbs/day	NO
Flow Average	0.550 mgd	0.593 mgd	0.750 mgd	NO
CL2 Res Min	1.05 mg/l	1.02 mg/l	1.00 mg/l	NO
CL2 Res Max	0.08 mg/l	0.05 mg/l	0.10 mg/l	NO
E Coli Avg.	1.00 mpn	8.00 mpn	63 mpn	NO
E Coli Maximum	3.00 mpn	34.00 mpn	200 mpn	NO
BOD 5 Average	2.00 mg/l	2.00 mg/l	10.00 mg/l	NO
BOD 5 Maximum	3.00 mg/l	3.00 mg/l	25.00 mg/l	NO
BOD 5 lbs/day	10.26 lbs/day	11.00 lbs/day	63.00 lbs/day	NO
Total Treated	17,790,000 gallons			
Effluent Quality Compliant with Discharge Permit ?	YES			

# OAKMONT PUBLIC UTILITY DISTRICT

6/8/2017

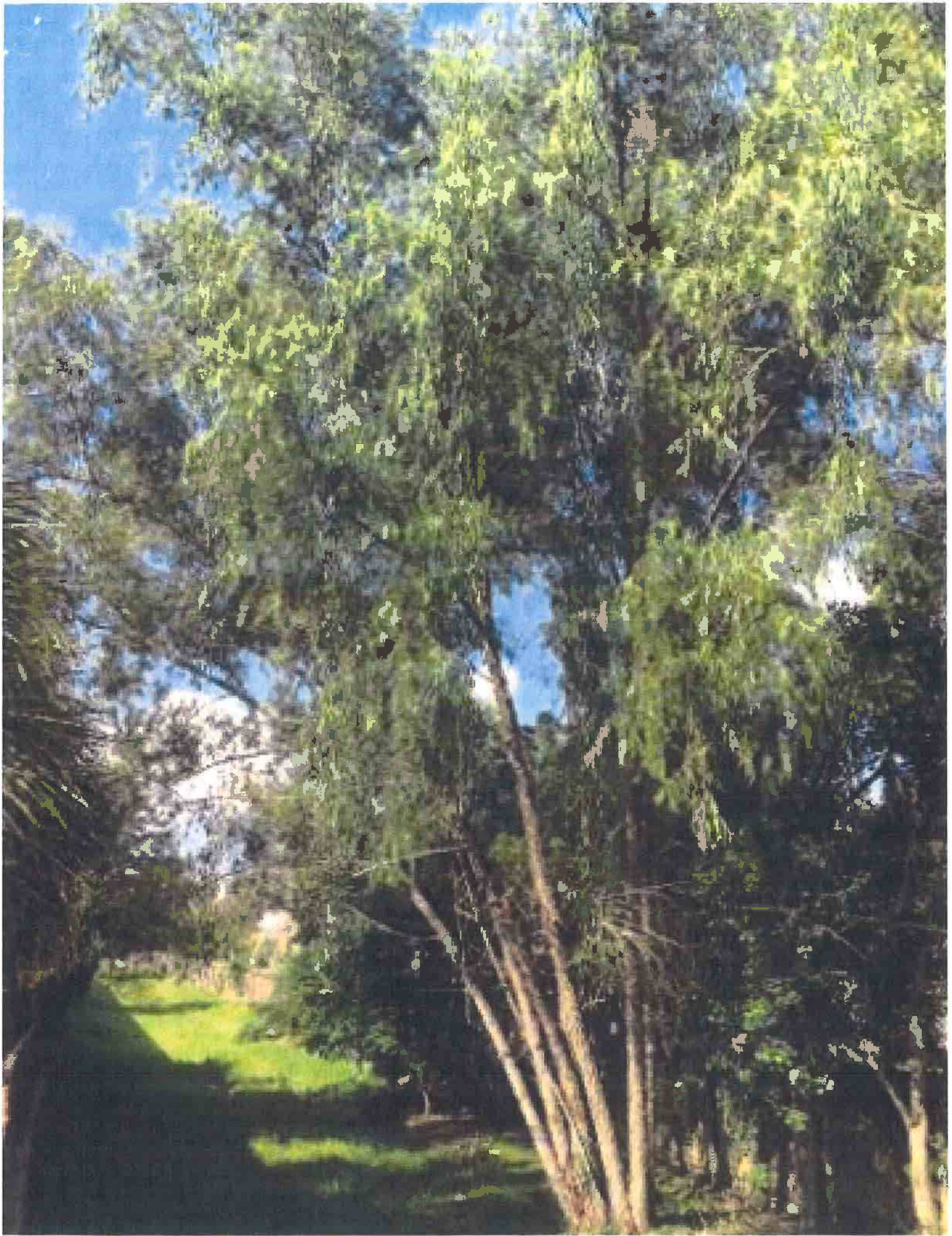
## CUT-OFF LIST STATUS

May 11, 2017

<u>NAME</u>	<u>ADDRESS</u>	<u>AMOUNT</u>	<u>STATUS</u>
Bartel, Jennifer	24927 Corbingate Dr	\$260.83	PD/ON
Upshall, Mac	6702 Auburn Sands Dr	\$300.39	PD/ON
Taylor, Charnette & Derek	6807 Crimson Grove Dr	\$286.29	PD/ON
Long, Gina	25827 Heritage Maple Dr	\$307.05	PD/ON
Vargas, Alberto	6211 Stone Hill Rd	\$233.56	PD/ON
Kincaid, Rick	6415 Pine Rest Dr	\$247.03	PD/ON
Petro, Raffi	25311 Hawthorne Blossom Dr	\$259.38	PD/ON









**sweitzer + associates**  
13300 katy freeway • houston, texas 77079  
281-496-3111 \* fax 281-496-3113



**landscape architects  
planning consultants**

Oakmont Public Utility District  
Landscape Status Report  
June 8, 2017

**Agenda Item:**

- Item A. **Landscape Architect Services Agreement**  
- Request to table for discussion at the up coming Parks Board Meeting, Wednesday June 21, 2017
- Item B. **Review and approve design proposal of restorative landscaping the recreation center**  
- Sweitzer + Associates has prepared a planting plan suitable for bidding and construction of restoring the landscape surrounding existing recreation center buildings and future pool pavilion under to pool improvements (in side the fence) consulting fees at no additional cost to the District.
- Item C. **Restorative Planting Recreation Center Improvements**  
- June 6th Sweitzer + Associates received (3) bids for the restorative landscape planting of the Oakmont Recreation Center. A bid Tabulation and Recommendation of Award as well as the lowest qualified bidders 1295 are attached to the report.
- Item D. **Landscape Architect to Coordinate with District's Engineer in preparation of a Capital Improvement Plan**

**Action Items:**

Oakmont Pool Improvements Project:

- Texana Builder's submitted Payment Estimate No. 2 for \$314,534.28. Payment Estimate No.2 . Recommend Board approve Pay Estimate 2.
- Change Order Proposal #10 Apply Moisture Mitigation Adhesive System- With the new slab installed in the new cardio fitness room it is recommended that a moisture mitigation adhesive be installed to adhere the rubber flooring to the new slab which is still curing. Total addition change to contract \$2,844.53 Recommend Board approve the adhesive install.

**Non Agenda Item.**

- Item a. -The Klein Post Office is placing the Recreation Center in their data base as 25005 Northcrest Dr. that will enable 911 recognition. This address was assigned by Center Point with completion of the existing facility, but a mailing address was never created. A plan is submitted for a mailbox to establish that address. Consider a possible change order to the building contract or separate installer.
- Item b. -Fire Code Permit is pending addition of external fire hose connection standpipe by District Operator is required

**EXHIBIT**

tabbles

F



Oakmont P.U.D. Recreation Center Landscape Improvements

BID TABULATION

Prepared By: Sweitzer + Associates

Date: June 7, 2017

Oakmont P.U.D. Recreation Center Landscape Improvements - GENERAL ITEMS

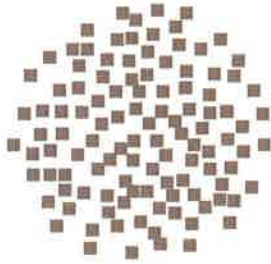
ITEM:	QUAN.	UNIT BID	UNIT PRICE	Earth First	UNIT PRICE	SLS	UNIT PRICE	VISTA
Performance Bond	1	ls	\$ 1,250.00	\$ 1,250.00	\$ 500.00	\$ 500.00	N/A	\$ -
Payment Bond	1	ls	\$ 1,250.00	\$ 1,250.00	\$ 500.00	\$ 500.00	N/A	\$ -
1 Year Maintenance Bond	1	ls	\$ -	\$ -	\$ 500.00	\$ 500.00	N/A	\$ -
30 Day Maintenance Period for Plant Material upon notice of substantial completion	1	ls	\$ 1,200.00	\$ 1,200.00	\$ 1,000.00	\$ 1,000.00	N/A	\$ -
<b>SECTION I - GENERAL BASE BID</b>				<b>\$ 3,700.00</b>		<b>\$ 2,500.00</b>	<b>N/A</b>	<b>\$ -</b>
<b>SECTION I - BID CALENDER DAYS</b>			<b>0</b>		<b>30</b>			

Oakmont P.U.D. Recreation Center Landscape Improvements - SOFTSCAPE CONSTRUCTION ITEMS

ITEM:	QUAN.	UNIT BID	UNIT PRICE	Earth First	UNIT PRICE	SLS	UNIT PRICE	VISTA
Live Oak, 45 gal. (10'-12' ht./5'-6' spd)	1	ea	\$ 339.00	\$ 339.00	\$ 475.00	\$ 475.00	\$ 1,008.00	\$ 1,008.00
American Holly, 30 gal. (9'-18' ht./ 3.5'-5' spd.)	6	ea	\$ 210.00	\$ 1,260.00	\$ 275.00	\$ 1,650.00	\$ 4,158.00	\$ 4,158.00
Indian Hawthorn 'Snow White', 5 gal. (30" o.c.)	77	ea	\$ 13.00	\$ 1,001.00	\$ 35.00	\$ 2,695.00	\$ 2,506.35	\$ 2,506.35
Japanese Yew, 7 gal. (48" o.c.)	5	ea	\$ 27.00	\$ 135.00	\$ 80.00	\$ 400.00	\$ 419.80	\$ 419.80
Pygmy Palms, 30 gal. (multi-stem)	3	ea	\$ 195.00	\$ 585.00	\$ 275.00	\$ 825.00	\$ 2,205.00	\$ 2,205.00
Coppertone Loquat, 3 gal. (42" o.c.)	74	ea	\$ 25.00	\$ 1,850.00	\$ 40.00	\$ 2,960.00	\$ 4,817.40	\$ 4,817.40
Drift Rose 'Peach', 3 gal. (24" o.c.)	74	ea	\$ 22.00	\$ 1,628.00	\$ 35.00	\$ 2,590.00	\$ 5,128.20	\$ 5,128.20
Mound Juniper, 3 gal. (24" o.c.)	21	ea	\$ 16.00	\$ 336.00	\$ 30.00	\$ 630.00	\$ 1,102.50	\$ 1,102.50
Agapanthus, 3 gal. (18" o.c.)	56	ea	\$ 14.00	\$ 784.00	\$ 30.00	\$ 1,680.00	\$ 2,293.20	\$ 2,293.20
Foxtail Fern, 3 gal. (18" o.c.)	110	ea	\$ 17.00	\$ 1,870.00	\$ 30.00	\$ 3,300.00	\$ 4,504.50	\$ 4,504.50
Asian Jasmine, 1 gal. (12" o.c.)	348	ea	\$ 4.20	\$ 1,461.60	\$ 6.00	\$ 2,088.00	\$ 2,192.40	\$ 2,192.40
Yellow Gold Lantana, 5 gal. (24" o.c.)	11	ea	\$ 18.50	\$ 203.50	\$ 30.00	\$ 330.00	\$ 385.00	\$ 385.00
Bermuda Solid Sod & Fine Grading	19	sy	\$ 4.00	\$ 76.00	\$ 6.00	\$ 114.00	\$ 133.00	\$ 133.00
Hydromulch & Fine Grading	6726	sf	\$ 0.10	\$ 672.60	\$ 0.20	\$ 1,345.20	\$ 961.64	\$ 961.64
Bed Prep & Mulch	261	sf	\$ 31.00	\$ 8,091.00	\$ 2.25	\$ 587.25	\$ 798.66	\$ 798.66
Steel Edging	174	lf	\$ 6.65	\$ 1,157.10	\$ 6.00	\$ 1,044.00	\$ 696.00	\$ 696.00
Irrigation (Modifications necessary for coverage of plants)	1	ls	\$ 2,612.00	\$ 2,612.00	\$ 5,000.00	\$ 5,000.00	\$ 6,750.00	\$ 6,750.00
Concrete Paving For Trash Receptable Storage	21	sf	\$ 36.67	\$ 770.07	\$ 30.00	\$ 630.00	\$ 315.00	\$ 315.00
Transplanting	1	ls	\$ 420.00	\$ 420.00	\$ 5,000.00	\$ 5,000.00	\$ 600.00	\$ 600.00
1 1/2" Hardwood Mulch	4135	sf	\$ 0.32	\$ 1,323.20	\$ 0.50	\$ 2,067.50	\$ 1,820.00	\$ 1,820.00
<b>SECTION II - SOFTSCAPE BASE BID</b>				<b>\$ 26,575.07</b>		<b>\$ 35,410.95</b>		<b>\$ 42,794.65</b>
<b>SECTION II - BID CALENDER DAYS</b>			<b>15</b>		<b>30</b>		<b>30</b>	
<b>TOTAL BASE BID PROPOSAL</b>				<b>\$30,275.07</b>		<b>\$37,910.95</b>		<b>\$42,794.65</b>
<b>TOTAL BASE BID CALENDER DAYS</b>				<b>15</b>		<b>60</b>		<b>30</b>

**sweitzer + associates**

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281-498-3111 ★ fax 281-498-3113



**landscape architects  
planning consultants**

June 8, 2017

Oakmont Public Utility District  
c/o Ms. Mallory Craig  
Coast Rose  
9 Greenway Plaza, Suite 1100  
Houston, Texas 77046

Re. Oakmont Public Utility Disdtrict  
Construction of  
Oakmont Public Utility District  
Auburn Lakes Recreation Center Planting Improvements  
Harris County, Texas  
S+A Project No. 216-027

Board of Directors:

Bids were opened on Tuesday, March 6, 2017 for the above referenced project. A total of three (3) bids were received. A bid tabulation is enclosed for your review. The results of the bid are as follows:

<u>Contractor</u>	<u>Total Bid Amount</u>	<u>Calendar Days</u>
Earth First Landscape	\$ 30,275.07	15
Site Landscaping Service	\$ 37,910.95	60
Vista Landscape Services	\$ 42,794.65	30

We have reviewed the documents submitted and have discovered no errors and or omissions on the first and second lowest bidders. The apparent lowest bidder Earth First Landscape had submitted their references and qualifications were checked and acceptable. Therefore Sweitzer + Associates recommend award of contract for Oakmont Public Utility District, Recreation Center Planting Improvements project to Earth First landscapes for the project total of \$30,275.07. The award for the above project is pending contract bonding/insurance verification and approvals. Should you have any questions or require additional information, please feel free to contact the undersigned.

Sincerely,

Sweitzer + Associates  
President

APPLICATION AND CERTIFICATE FOR PAYMENT

DOCUMENT SUMMARY SHEET

TO OWNER/CLIENT:  
Sweitzer & Associates  
13300 Katy Freeway  
Houston, 77079

PROJECT:  
Oakmont PUD Recreation Center Imp  
Northcrest Drive and W. Rayford Road  
Spring, Texas 77338

APPLICATION NO: 2  
INVOICE NO: OPA #2  
PERIOD: 04/18/17 - 05/24/17  
PROJECT NO: 17-004  
CONTRACT DATE: 03/23/2017

DISTRIBUTION TO:

FROM CONTRACTOR:  
Texana Builders, LLC  
8945 Long Point Rd #212  
Houston, Texas 77055

VIA ARCHITECT/ENGINEER:  
Bill Sweitzer (Sweitzer & Associates)

CONTRACT FOR: Oakmont PUD Recreation Center Improvements Prime Contract  
CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$ 629,682.20
2. Net change by change orders	\$ 7,141.50
3. Contract sum to date (line 1 + 2)	\$ 636,823.70
4. Total completed and stored to date (Column G on detail sheet)	\$ 422,796.16
5. Retainage:	
a. 10.00% of completed work:	\$ 42,279.62
b. 0.00% of stored material:	\$ 0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$ 42,279.62
6. Total earned less retainage (Line 4 less Line 5 Total)	\$ 380,516.54
7. Less previous certificates for payment (Line 6 from prior certificate)	\$ 65,982.26
8. Current payment due:	\$ 314,534.28
9. Balance to finish, including retainage (Line 3 less Line 6)	\$ 256,307.16

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$ 0.00	\$ 0.00
Total approved this Month:	\$ 7,141.50	\$ 0.00
Totals:	\$ 7,141.50	\$ 0.00
Net change by change orders:	\$ 7,141.50	

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: Texana Builders, LLC

By: *[Signature]*

Date: 5/24/2017

State of: TX

County of: Harris

Subscribed and sworn to before me this 24 day of May 2017

Notary Public: *Melinda Ong*

My commission expires: 10/1/2019



ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ 314,534.28

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm to the amount certified)

ARCHITECT/ENGINEER: *[Signature]*

Date: 5/30/17

This certificate is not negotiable. The amount certified is payable only to the contract named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.  
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 2  
APPLICATION DATE:  
PERIOD: 04/18/17 - 05/24/17  
ARCHITECTS/ENGINEERS PROJECT NO:

Contract Lines

ITEM NO.	COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	01 General Liability-01100 - General Liability & WC	GL, WC, and P & P Bond	\$ 15,633.00	\$ 11,475.00	\$ 4,158.00	\$ 0.00	\$ 15,633.00	100.00%	\$ 0.00	\$ 1,563.30
2	01 General Liability-01310 - Project Superintendent		\$ 32,424.94	\$ 8,000.00	\$ 11,454.96	\$ 0.00	\$ 19,454.96	60.00%	\$ 12,969.98	\$ 1,945.50
3	01 General Liability-01440 - Surveying		\$ 5,500.00	\$ 2,750.00	\$ 2,750.00	\$ 0.00	\$ 5,500.00	100.00%	\$ 0.00	\$ 550.00
4	01 General Liability-01460 - Professional Services		\$ 2,500.00	\$ 1,250.00	\$ 625.00	\$ 0.00	\$ 1,875.00	75.00%	\$ 625.00	\$ 187.50
5	01 General Liability-01500 - Permits		\$ 2,800.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 2,800.00	\$ 0.00
6	01 General Liability-01540 - Drawings		\$ 350.00	\$ 175.00	\$ 87.50	\$ 0.00	\$ 262.50	75.00%	\$ 87.50	\$ 26.25
7	01 General Liability-01600 - Dumpsters		\$ 3,240.00	\$ 500.00	\$ 1,120.00	\$ 0.00	\$ 1,620.00	50.00%	\$ 1,620.00	\$ 162.00
8	01 General Liability-01610 - Temporary Toilets		\$ 623.08	\$ 100.00	\$ 211.54	\$ 0.00	\$ 311.54	50.00%	\$ 311.54	\$ 31.15
9	01 General Liability-01700 - Temporary Fencing/Partitions		\$ 1,500.00	\$ 800.00	\$ 325.00	\$ 0.00	\$ 1,125.00	75.00%	\$ 375.00	\$ 112.50
10	01 General Liability-01800 - Cleaning & Protection		\$ 5,552.47	\$ 500.00	\$ 0.00	\$ 0.00	\$ 500.00	9.01%	\$ 5,052.47	\$ 50.00
11	01 General Liability-01850 - Final Clean		\$ 5,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 5,000.00	\$ 0.00
12	01 General Liability-01900 - Fuel		\$ 3,738.46	\$ 934.62	\$ 1,869.23	\$ 0.00	\$ 2,803.85	75.00%	\$ 934.61	\$ 280.38
13	02 Site Construction-02100 - Demolition		\$ 5,059.00	\$ 5,059.00	\$ 0.00	\$ 0.00	\$ 5,059.00	100.00%	\$ 0.00	\$ 505.90
14	02 Site Construction-02200 - Permanent Site Fencing		\$ 5,140.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 5,140.00	\$ 0.00
15	02 Site Construction-02300 - Earthwork		\$ 12,000.00	\$ 6,000.00	\$ 6,000.00	\$ 0.00	\$ 12,000.00	100.00%	\$ 0.00	\$ 1,200.00
16	03 Concrete-03300 - Turnkey Concrete		\$ 38,118.25	\$ 0.00	\$ 35,831.16	\$ 0.00	\$ 35,831.16	94.00%	\$ 2,287.09	\$ 3,583.12
17	03 Concrete-03500 - Specialty Concrete		\$ 41,301.00	\$ 21,000.00	\$ 12,040.80	\$ 0.00	\$ 33,040.80	80.00%	\$ 8,260.20	\$ 3,304.08

## DOCUMENT DETAIL SHEET

## CONTINUATION SHEET

A ITEM NO.	B COST CODE	C DESCRIPTION OF WORK	D SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
				18	04 Masonry-04500 - Cast Stone					
19	06 Wood & Plastic-06100 - Rough Carpentry	Framing	\$ 64,514.43	\$ 0.00	\$ 51,611.54	\$ 0.00	\$ 51,611.54	80.00%	\$ 12,902.89	\$ 5,161.15
20	06 Wood & Plastic-06200 - Finish Carpentry		\$ 3,600.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 3,600.00	\$ 0.00
21	07 Thermal & Moisture Protection-07100 - Waterproofing		\$ 2,800.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 2,800.00	\$ 0.00
22	07 Thermal & Moisture Protection-07200 - Insulation		\$ 1,380.00	\$ 0.00	\$ 1,380.00	\$ 0.00	\$ 1,380.00	100.00%	\$ 0.00	\$ 138.00
23	07 Thermal & Moisture Protection-07300 - Composition Roof		\$ 7,961.35	\$ 0.00	\$ 7,563.28	\$ 0.00	\$ 7,563.28	95.00%	\$ 398.07	\$ 756.33
24	08 Doors & Windows-08200 - Wood Doors and Frames		\$ 8,271.65	\$ 0.00	\$ 2,067.91	\$ 0.00	\$ 2,067.91	25.00%	\$ 6,203.74	\$ 206.79
25	08 Doors & Windows-08300 - Specialty Doors	Overhead Doors	\$ 7,424.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 7,424.00	\$ 0.00
26	08 Doors & Windows-08500 - Windows		\$ 16,563.18	\$ 0.00	\$ 13,250.54	\$ 0.00	\$ 13,250.54	80.00%	\$ 3,312.64	\$ 1,325.05
27	09 Finishes-09200 - Stucco		\$ 23,850.00	\$ 0.00	\$ 7,155.00	\$ 0.00	\$ 7,155.00	30.00%	\$ 16,695.00	\$ 715.50
28	09 Finishes-09250 - Drywall Partitions		\$ 9,170.00	\$ 0.00	\$ 9,170.00	\$ 0.00	\$ 9,170.00	100.00%	\$ 0.00	\$ 917.00
29	09 Finishes-09690 - Rubber Flooring		\$ 12,815.39	\$ 0.00	\$ 12,815.39	\$ 0.00	\$ 12,815.39	100.00%	\$ 0.00	\$ 1,281.54
30	09 Finishes-09700 - Wall Coverings	Office Remodel	\$ 5,500.00	\$ 0.00	\$ 5,500.00	\$ 0.00	\$ 5,500.00	100.00%	\$ 0.00	\$ 550.00
31	09 Finishes-09800 - Granite Countertops		\$ 3,129.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 3,129.00	\$ 0.00
32	09 Finishes-09900 - Paints & Coatings	Painting	\$ 17,085.00	\$ 0.00	\$ 4,271.25	\$ 0.00	\$ 4,271.25	25.00%	\$ 12,813.75	\$ 427.13
33	10 Specialties-10200 - Louvers & Vents		\$ 4,275.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 4,275.00	\$ 0.00
34	10 Specialties-10520 - Fire Protection Specialties		\$ 1,350.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 1,350.00	\$ 0.00
35	10 Specialties-10600 - Partitions		\$ 6,536.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 6,536.00	\$ 0.00

A ITEM NO.	B COST CODE	C DESCRIPTION OF WORK	D SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G / C)	I BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
				36	13 Special Construction-13150 - Swimming Pools					
37	15 Mechanical - Mechanical	\$ 2,800.00	\$ 0.00	\$ 2,800.00	\$ 0.00	\$ 2,800.00	100.00%	\$ 0.00	\$ 280.00	
38	15 Mechanical-15400 - Plumbing	\$ 25,780.00	\$ 0.00	\$ 8,507.40	\$ 0.00	\$ 8,507.40	33.00%	\$ 17,272.60	\$ 850.74	
39	16 Electrical - Electrical	\$ 48,901.58	\$ 5,000.00	\$ 19,450.79	\$ 0.00	\$ 24,450.79	50.00%	\$ 24,450.79	\$ 2,445.08	
40	19 Contractor Fee-000 - Contractor Fee	\$ 62,495.00	\$ 6,770.00	\$ 34,720.00	\$ 0.00	\$ 41,490.00	66.39%	\$ 21,005.00	\$ 4,149.00	
<b>TOTALS:</b>			\$ 629,682.20	\$ 73,313.62	\$ 349,482.54	\$ 0.00	\$ 422,796.16	67.14%	\$ 206,886.04	\$ 42,279.62

Whole Change Order Packages

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E MATERIALS PRESENTLY STORED (NOT IN D OR E)	F TOTAL COMPLETED AND STORED TO DATE (D+E+F)	G % (G / C)	H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
			41	PCCO#001: Pool Deck Drains / Painting of Pool Accessories					
42	PCCO#002: New Ceiling Fans For Existing Fitness Room	\$ 816.50	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 816.50	\$ 0.00
<b>TOTALS:</b>		\$ 7,141.50	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 7,141.50	\$ 0.00

Grand Totals

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E MATERIALS PRESENTLY STORED (NOT IN D OR E)	F TOTAL COMPLETED AND STORED TO DATE (D+E+F)	G % (G / C)	H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
			<b>GRAND TOTALS:</b>						





TEL:
FAX:

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project: Oakmont Public Utility District Auburn Lakes Recreation Center

On receipt by the signer of this document of a check on the behalf of Oakmont Public Utility District in the sum of \$ 314,534.28 payable to Texana Builders LLC and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Oakmont Public Utility District located at 25005 Northcrest Drive, Spring, TX 77389.

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to Texana Builders LLC as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

Date: 5/24/2017

Company Name: Texana Builders LLC

Signature: [Handwritten Signature]

THE STATE OF: Texas §
COUNTY OF: Harris §

This Conditional Waiver and Release on Progress Payment was acknowledged before me on this 24 day of May, 2017, by Aaron McGuire, on behalf of Texana Builders LLC.



Melinda Ong
Notary Public - State of TX
Expires - 10/1/2019

# Invoice



Date	Invoice #
5/24/2017	1063

<b>Bill To</b>
Oakmont PUD Recreation Center Imp Northcrest Drive and W. Rayford Road Spring, TX 77338

**Please Remit Payment To:**

**Texana Builders**

**8945 Long Point Rd  
Suite 212  
Houston, Texas  
77055**

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Progress Billing-see details in attached OPA 02 TX Sales Tax	314,534.28 8.25%	314,534.28 0.00
Please visit our website at: <a href="http://www.texanabuilders.com">www.texanabuilders.com</a>		<b>Total</b>	\$314,534.28
		<b>Payments</b>	\$0.00
		<b>Balance Due</b>	\$314,534.28



## CONTINUATION SHEET

A ITEM NO.	B COST CODE	C DESCRIPTION OF WORK	D SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G / C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
				18	04 Masonry-04500 - Cast Stone					
19	06 Wood & Plastic-06100 - Rough Carpentry	\$ 64,514.43	\$ 0.00	\$ 51,611.54	\$ 0.00	\$ 51,611.54	80.00%	\$ 12,902.89	\$ 5,161.15	
20	06 Wood & Plastic-06200 - Finish Carpentry	\$ 3,600.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 3,600.00	\$ 0.00	
21	07 Thermal & Moisture Protection-07100 - Waterproofing	\$ 2,800.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 2,800.00	\$ 0.00	
22	07 Thermal & Moisture Protection-07200 - Insulation	\$ 1,380.00	\$ 0.00	\$ 1,380.00	\$ 0.00	\$ 1,380.00	100.00%	\$ 0.00	\$ 138.00	
23	07 Thermal & Moisture Protection-07300 - Composition Roof	\$ 7,961.35	\$ 0.00	\$ 7,563.28	\$ 0.00	\$ 7,563.28	95.00%	\$ 398.07	\$ 756.33	
24	08 Doors & Windows-08200 - Wood Doors and Frames	\$ 8,271.65	\$ 0.00	\$ 2,067.91	\$ 0.00	\$ 2,067.91	25.00%	\$ 6,203.74	\$ 206.79	
25	08 Doors & Windows-08300 - Specialty Doors	\$ 7,424.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 7,424.00	\$ 0.00	
26	08 Doors & Windows-08500 - Windows	\$ 16,563.18	\$ 0.00	\$ 13,250.54	\$ 0.00	\$ 13,250.54	80.00%	\$ 3,312.64	\$ 1,325.05	
27	09 Finishes-09200 - Stucco	\$ 23,850.00	\$ 0.00	\$ 7,155.00	\$ 0.00	\$ 7,155.00	30.00%	\$ 16,695.00	\$ 715.50	
28	09 Finishes-09250 - Drywall Partitions	\$ 9,170.00	\$ 0.00	\$ 9,170.00	\$ 0.00	\$ 9,170.00	100.00%	\$ 0.00	\$ 917.00	
29	<del>09 Finishes-09690 - Rubber Flooring</del>	\$ 12,815.39	\$ 0.00	\$ 12,815.39	\$ 0.00	\$ 12,815.39	100.00%	\$ 0.00	\$ 1,281.54	
30	09 Finishes-09700 - Wall Coverings	\$ 5,500.00	\$ 0.00	\$ 5,500.00	\$ 0.00	\$ 5,500.00	100.00%	\$ 0.00	\$ 550.00	
31	09 Finishes-09800 - Granite Countertops	\$ 3,129.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 3,129.00	\$ 0.00	
32	09 Finishes-09900 - Paints & Coatings	\$ 17,085.00	\$ 0.00	\$ 4,271.25	\$ 0.00	\$ 4,271.25	25.00%	\$ 12,813.75	\$ 427.13	
33	10 Specialties-10200 - Louvers & Vents	\$ 4,275.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 4,275.00	\$ 0.00	
34	10 Specialties-10520 - Fire Protection	\$ 1,350.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 1,350.00	\$ 0.00	
35	10 Specialties-10600 - Partitions	\$ 6,536.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 6,536.00	\$ 0.00	

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.  
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 2  
APPLICATION DATE:  
PERIOD: 04/18/17 - 05/24/17  
ARCHITECTS/ENGINEERS PROJECT NO:

Contract Lines

A ITEM NO.	B COST CODE	C DESCRIPTION OF WORK	D SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G / C)	I BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	01 General Liability-01100 - General Liability & WC	GL, WC, and P & P Bond	\$ 15,633.00	\$ 11,475.00	\$ 4,158.00	\$ 0.00	\$ 15,633.00	100.00%	\$ 0.00	\$ 1,563.30 ✓
2	01 General Liability-01310 - Project Superintendent		\$ 32,424.94	\$ 8,000.00	\$ 11,454.96	\$ 0.00	\$ 19,454.96	60.00%	\$ 12,969.98	\$ 1,945.50 ✓
3	01 General Liability-01440 - Surveying		\$ 5,500.00	\$ 2,750.00	\$ 2,750.00	\$ 0.00	\$ 5,500.00	100.00%	\$ 0.00	\$ 550.00 ✓
4	01 General Liability-01460 - Professional Services		\$ 2,500.00	\$ 1,250.00	\$ 625.00	\$ 0.00	\$ 1,875.00	75.00%	\$ 625.00	\$ 187.50 ✓
5	01 General Liability-01500 - Permits		\$ 2,800.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 2,800.00	\$ 0.00 ✓
6	01 General Liability-01540 - Drawings		\$ 350.00	\$ 175.00	\$ 87.50	\$ 0.00	\$ 262.50	75.00%	\$ 87.50	\$ 26.25 ✓
7	01 General Liability-01600 - Dumpsters		\$ 3,240.00	\$ 500.00	\$ 1,120.00	\$ 0.00	\$ 1,620.00	50.00%	\$ 1,620.00	\$ 162.00 ✓
8	01 General Liability-01610 - Temporary Toilets		\$ 623.08	\$ 100.00	\$ 211.54	\$ 0.00	\$ 311.54	50.00%	\$ 311.54	\$ 31.15 ✓
9	01 General Liability-01700 - Temporary Fencing/Partitions		\$ 1,500.00	\$ 800.00	\$ 325.00	\$ 0.00	\$ 1,125.00	75.00%	\$ 375.00	\$ 112.50 ✓
10	01 General Liability-01800 - Cleaning & Protection		\$ 5,552.47	\$ 500.00	\$ 0.00	\$ 0.00	\$ 500.00	9.01%	\$ 5,052.47	\$ 50.00 ✓
11	01 General Liability-01850 - Final Clean		\$ 5,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 5,000.00	\$ 0.00 ✓
12	01 General Liability-01900 - Fuel		\$ 3,738.46	\$ 934.62	\$ 1,869.23	\$ 0.00	\$ 2,803.85	75.00%	\$ 934.61	\$ 280.38 ✓
13	02 Site Construction-02100 - Demolition		\$ 5,059.00	\$ 5,059.00	\$ 0.00	\$ 0.00	\$ 5,059.00	100.00%	\$ 0.00	\$ 505.90 ✓
14	02 Site Construction-02200 - Permanent Site Fencing		\$ 5,140.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 5,140.00	\$ 0.00 ✓
15	02 Site Construction-02300 - Earthwork		\$ 12,000.00	\$ 6,000.00	\$ 6,000.00	\$ 0.00	\$ 12,000.00	100.00%	\$ 0.00	\$ 1,200.00 ✓
16	03 Concrete-03300 - Turnkey Concrete		\$ 38,118.25	\$ 0.00	\$ 35,831.16	\$ 0.00	\$ 35,831.16	94.00%	\$ 2,287.09	\$ 3,583.12 ✓
17	03 Concrete-03500 - Specially Concrete		\$ 41,301.00	\$ 21,000.00	\$ 12,040.80	\$ 0.00	\$ 33,040.80	80.00%	\$ 8,260.20	\$ 3,304.08 ✓



8945 Long Point Rd.  
 Suite # 212 Houston, TX 77055  
 † 713-681-2746  
 www.TexanaBuilders.com  
**Integrity, Quality, and Accountability**

**PCO #010**

Texana Builders, LLC  
 8945 Long Point Rd #212  
 Houston, Texas 77055  
 Phone: (713) 681-2747  
 Fax: (713) 681-2746

**Project:** 17-004 - Oakmont PUD Recreation Center Imp  
 Northcrest Drive and W. Rayford Road  
 Spring, Texas 77338

**Prime Contract Potential Change Order #010: Apply MM-100 Moisture Mitigation Adhesive System**

<b>TO:</b>	Sweitzer & Associates 13300 Katy Freeway Houston 77079	<b>FROM:</b>	Texana Builders, LLC 8945 Long Point Rd #212 Houston Texas, 77055
<b>PCO NUMBER/REVISION:</b>	010 / 0	<b>CONTRACT:</b>	1 - Oakmont PUD Recreation Center Improvements Prime Contract
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Aaron McGuire (Texana Builders)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	5/31 /2017
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based (G702/G703)
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
		<b>TOTAL AMOUNT:</b>	\$2,844.53

**POTENTIAL CHANGE ORDER TITLE:** Apply MM-100 Moisture Mitigation Adhesive System

**CHANGE REASON:** Existing Condition

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

MM-100 is required due to the slab cure time being less than 60 days old which is required for any adhesive that is fitting for the Centaur 8mm product to maintain the flooring warranty

**ATTACHMENTS:**

#	Cost Code	Description	Type	Amount
1	09 Finishes-09690 - Rubber Flooring	Apply MM-100 Moisture Mitigation Adhesive System	Other	\$ 2,473.50
<b>Subtotal:</b>				\$2,473.50
<b>Overhead and Profit: 15.00% on all line item types</b>				\$ 371.03
<b>Grand Total:</b>				<b>\$2,844.53</b>



8701 New Trails Drive, Suite 200  
The Woodlands, Texas 77381-4241  
Tel: 281.363.4039  
Fax: 281.363.3459  
[www.jonescarter.com](http://www.jonescarter.com)

June 7, 2017

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

Re: Engineering Report  
Board Meeting of June 8, 2017

Dear Directors:

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

1. **West Detention Pond Outfall Repairs and Improvements** – We did not receive a pay estimate this month. We are awaiting turf establishment prior to recommending final payment, and acceptance.
2. **South Detention Basin TrashTrooper** – We received Pay Estimate No. 2 and recommend payment in the amount of \$57,393.90 to Rally Construction Services, LLC. We held a final inspection with the contractor on May 25, 2017 and identified punch-list items to be addressed. The contractor is addressing the punch-list items.
3. **TrashTrooper Lid Concealment** – The Board may want to consider authorizing Champions Hydrolawn to install landscaping around the recently installed TrashTrooper lid to conceal it from the street and neighboring property owners. Enclosed is a photo of the site showing the TrashTrooper lid. It is our understanding Champions Hydrolawn plans to present a proposal for the proposed landscape improvements.
4. **Recreation Center Construction Management** – We plan to present our bi-weekly progress report at this month's Board meeting.
5. **Surplus Funds and Change in Scope Application** – We are continuing with preparation of the application. As a reminder, we plan to submit the application to the TCEQ after the completion of the recreation center improvements project.





Board of Directors  
Oakmont Public Utility District  
Page 2 of 2  
June 7, 2017

6. **Capital Improvement Plan (CIP) Update** – As a reminder, last month the Board authorized us to work with the District’s recreation committee to update the District’s CIP. There is nothing new to report this month.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Roznovsky'.

Chris Roznovsky, PE  
Engineer for the District

CVR:dxh

K:\W5489\W5489-0900-00 General Consultation\Meeting Files\Status Reports\2017\Status Report 6-2017.doc



**TrashTrooper Lid and Site:**

**Address:** 6303 Holden Mills Dr.





**CONSTRUCTION PROGRESS REPORT NO. 005 REVISED  
OAKMONT PUBLIC UTILITY DISTRICT  
AUBURN LAKES RECREATION CENTER IMPROVEMENTS  
JUNE 8, 2017**

---

Original Contract Amount:	\$629,682.20	Contract Start Date:	March 28, 2017
Contract Modifications:	<u>\$ 34,667.71</u>	Contract Period of Performance:	112 calendar days
Revised Contract Amount:	\$664,349.91	Time Extensions:	12 calendar days
		Contract Completion Date:	July 18, 2017

---

**Contract Milestone Schedule:**

- I. Pool Substantially Completed: Sunday, May 28, 2017
- II. Fitness Center Expansion Substantial Completion: Sunday, June 19, 2017
- III. Pavilion Substantial Completion: June 29, 2017
- IV. Final Completion: July 12, 2017

**Work Completed Since May 24<sup>th</sup>:**

- I. Pool
  - a. The pool was opened for use on Sunday, May 28, 2017.
  - b. Painted mushroom feature shaft.
  - c. Installed coping tiles.
  - d. Installed sealant between the coping tiles and Kool Deck.
  - e. Installed concrete pad between the pools (with a broom finish, Kool Deck to be installed at a later date).
  - f. Replaced feature pump No. 1 and filter pump No. 1 motor and pump.
  - g. Removed excess plaster from tiles under water.
  - h. Removed plaster barbs.
  - i. Vacuumed the pool.
  - j. Installed Kool Deck in all areas aside from the pump room access and the area between the pools.
  
- II. Fitness Center Remodel
  - a. Painted existing and new workout areas, including the hallways, office, and bathroom ceiling.
  - b. Balanced HVAC system.
  - c. Installed fitness center flooring per the approved submittal.
    - i. Flooring is to be replaced with an alternate product which requires the use of a specialty adhesive.
    - ii. See Potential Change Order No. 10
    - iii. See items to be discussed.
  - d. Completed preliminary walk thru with Jones|Carter, Director Warren and Texana Builders on May 31, 2017.

III. Pavilion

- a. Installed temporary fencing.
- b. Roughed in all plumbing.
- c. Installed 75% of interior sheeting.
- d. Installed security glass block and windows.
- e. Installed 60% of stone work.
- f. Installed 80% of ceiling panels.
- g. Began preparation for the interior siding.
- h. Roughed in electrical and ready for finishes and fixtures.
- i. The single swing man door frames were hung.

**Scheduled Tasks for Next Two Weeks:**

I. Pool

- a. Replace some of the caulked Kool Deck joints.
- b. Replace some of the coping caulked joints.
- c. Greater Houston Pools to install two (2) portable life guard stands.

II. Fitness Center Remodel

- a. Paint touch ups.
- b. Replace previously installed rubber flooring.
  - i. See items to be discussed.
- c. Per approved Change Order No. 2, install new ceiling fans.
- d. Per approved Change Order No. 8, replace the existing electrical receptacles and switches.
- e. Installation of remote fire connection.

III. Pavilion

- a. Pour the sidewalk abutting the pool area.
- b. Install the stucco and stone work on the exterior of the building.
- c. Install the interior wall coverings.
- d. Start installing the exterior louvers (vents).
- e. Prep the interior for paint.
- f. Form the new sidewalk leading to the pavilion.

**Items to be Discussed & Potential Issues:**

- I. Fitness Center
  - a. Rubber flooring
    - i. The rubber flooring was composed of interlocking panels in lieu of the rolled out flooring that was approved in the submittal process.
    - ii. Upon delivery of fitness equipment numerous panels rolled up with the weight of the dollies as it was not adhered to the concrete.
    - iii. A site meeting was held with the project team and it was determined the best approach was to replace the panels entirely and use an adhesive that was suitable for installation on top of a freshly poured concrete pad.
    - iv. The flooring is expected to be removed on Thursday, June 8, 2017 and replaced with the new flooring by Tuesday, June 13, 2017.
    - v. The contractor proposed to apply MM-100 Moisture Mitigation Adhesive System at a cost of \$2,844.53.
      1. The adhesive was not included in the original contract.
      2. See Potential Change Order No. 10
    - vi. No foot traffic is permitted on the freshly laid sections for approximately 48 hours while the adhesive cures.
- II. Pavilion
  - a. Additional metal access gate
    - i. The Recreation Committee requested the Architect evaluate the addition of another access gate to prevent the use of the bathroom facilities when the pool is not open.
    - ii. It is our understanding the Architect is preparing a drawing and Texana Builders is preparing a quote to supply and install the access gate.
    - iii. Unknown cost and schedule impact.
- III. Delays
  - a. Fitness Center Remodel
    - i. Fire Code Compliance
      1. It is our understanding the District's operator is working with the Architect to prepare a proposal to perform the installation of the external remote fire hose connection.
      2. It is also our understanding the fitness center may not be opened until the final Fire Marshall inspection.
  - b. Pavilion
    - i. Estimated 3.5-week total delay.
    - ii. Delay caused by weather.
    - iii. Once the building is enclosed the contractor will attempt to make up for the lost time.

**Pay Estimates:**

- I. See attached Pay Application No. 2

**Change Orders:**

- I. See attached Potential Change Order.

**Progress Photos:**

Pool Repairs



Date: June 6, 2017  
Time: 1:08 pm  
Description: The Mushroom shaft has been painted.



### Fitness Center Remodel



Date: June 2, 2017,  
Time: 1:20 pm  
Description: Painting has been completed in each of the fitness center wings.

Pavilion



Date: June 6, 2017  
Time: 1:05 pm  
Description: The stone work is nearing completion, electrical and exhaust fan rough in has been completed.

TO OWNER/CLIENT:  
Sweitzer & Associates  
13300 Katy Freeway  
Houston, 77079

PROJECT:  
Oakmont PUD Recreation Center Imp  
Northcrest Drive and W. Rayford Road  
Spring, Texas 77338

APPLICATION NO: 2  
INVOICE NO: OPA #2  
PERIOD: 04/18/17 - 05/24/17  
PROJECT NO: 17-004  
CONTRACT DATE: 03/23/2017

DISTRIBUTION TO:

FROM CONTRACTOR:  
Texana Builders, LLC  
8945 Long Point Rd #212  
Houston, Texas 77055

VIA ARCHITECT/ENGINEER:  
Bill Sweitzer (Sweitzer & Associates)

CONTRACT FOR: Oakmont PUD Recreation Center Improvements Prime Contract  
CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$ 629,682.20
2. Net change by change orders	\$ 7,141.50
3. Contract sum to date (line 1 ± 2)	\$ 636,823.70
4. Total completed and stored to date (Column G on detail sheet)	\$ 422,796.16
5. Retainage:	
a. 10.00% of completed work:	\$ 42,279.62
b. 0.00% of stored material:	\$ 0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$ 42,279.62
6. Total earned less retainage (Line 4 less Line 5 Total)	\$ 380,516.54
7. Less previous certificates for payment (Line 6 from prior certificate)	\$ 65,982.26
8. Current payment due:	\$ 314,534.28
9. Balance to finish, including retainage (Line 3 less Line 6)	\$ 256,307.16

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$ 0.00	\$ 0.00
Total approved this Month:	\$ 7,141.50	\$ 0.00
Totals:	\$ 7,141.50	\$ 0.00
Net change by change orders:	\$ 7,141.50	

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: Texana Builders, LLC

By: 

Date: 5/24/2017

State of: TX

County of: Harris

Subscribed and sworn to before

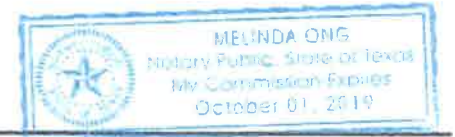
me this 24 day of May 2017

Notary Public:



My commission expires:

10/1/2019



ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED:

\$ 314,534.28

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm to the amount certified)

ARCHITECT/ENGINEER:

By: 

Date: 5/30/17

This certificate is not negotiable. The amount certified is payable only to the contract named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.  
 Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 2  
 APPLICATION DATE:  
 PERIOD: 04/18/17 - 05/24/17  
 ARCHITECTS/ENGINEERS PROJECT NO:

Contract Lines

ITEM NO.	COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	01 General Liability-01100 - General Liability & WC	GL, WC, and P & P Bond	\$ 15,633.00	\$ 11,475.00	\$ 4,158.00	\$ 0.00	\$ 15,633.00	100.00%	\$ 0.00	\$ 1,563.30
2	01 General Liability-01310 - Project Superintendent		\$ 32,424.94	\$ 8,000.00	\$ 11,454.96	\$ 0.00	\$ 19,454.96	60.00%	\$ 12,969.98	\$ 1,945.50
3	01 General Liability-01440 - Surveying		\$ 5,500.00	\$ 2,750.00	\$ 2,750.00	\$ 0.00	\$ 5,500.00	100.00%	\$ 0.00	\$ 550.00
4	01 General Liability-01460 - Professional Services		\$ 2,500.00	\$ 1,250.00	\$ 625.00	\$ 0.00	\$ 1,875.00	75.00%	\$ 625.00	\$ 187.50
5	01 General Liability-01500 - Permits		\$ 2,800.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 2,800.00	\$ 0.00
6	01 General Liability-01540 - Drawings		\$ 350.00	\$ 175.00	\$ 87.50	\$ 0.00	\$ 262.50	75.00%	\$ 87.50	\$ 26.25
7	01 General Liability-01600 - Dumpsters		\$ 3,240.00	\$ 500.00	\$ 1,120.00	\$ 0.00	\$ 1,620.00	50.00%	\$ 1,620.00	\$ 162.00
8	01 General Liability-01610 - Temporary Toilets		\$ 623.08	\$ 100.00	\$ 211.54	\$ 0.00	\$ 311.54	50.00%	\$ 311.54	\$ 31.15
9	01 General Liability-01700 - Temporary Fencing/Partitions		\$ 1,500.00	\$ 800.00	\$ 325.00	\$ 0.00	\$ 1,125.00	75.00%	\$ 375.00	\$ 112.50
10	01 General Liability-01800 - Cleaning & Protection		\$ 5,552.47	\$ 500.00	\$ 0.00	\$ 0.00	\$ 500.00	9.01%	\$ 5,052.47	\$ 50.00
11	01 General Liability-01850 - Final Clean		\$ 5,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 5,000.00	\$ 0.00
12	01 General Liability-01900 - Fuel		\$ 3,738.46	\$ 934.62	\$ 1,869.23	\$ 0.00	\$ 2,803.85	75.00%	\$ 934.61	\$ 280.38
13	02 Site Construction-02100 - Demolition		\$ 5,059.00	\$ 5,059.00	\$ 0.00	\$ 0.00	\$ 5,059.00	100.00%	\$ 0.00	\$ 505.90
14	02 Site Construction-02200 - Permanent Site Fencing		\$ 5,140.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 5,140.00	\$ 0.00
15	02 Site Construction-02300 - Earthwork		\$ 12,000.00	\$ 6,000.00	\$ 6,000.00	\$ 0.00	\$ 12,000.00	100.00%	\$ 0.00	\$ 1,200.00
16	03 Concrete-03300 - Turnkey Concrete	Slab, Topping, Sidewalks, Deck Repair	\$ 38,118.25	\$ 0.00	\$ 35,831.16	\$ 0.00	\$ 35,831.16	94.00%	\$ 2,287.09	\$ 3,583.12
17	03 Concrete-03500 - Specialty Concrete	Cool Deck	\$ 41,301.00	\$ 21,000.00	\$ 12,040.80	\$ 0.00	\$ 33,040.80	80.00%	\$ 8,260.20	\$ 3,304.80



ITEM NO.	COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
				18	04 Masonry-04500 - Cast Stone					
19	06 Wood & Plastic-06100 - Rough Carpentry	Framing	\$ 64,514.43	\$ 0.00	\$ 51,611.54	\$ 0.00	\$ 51,611.54	80.00%	\$ 12,902.89	\$ 5,161.15
20	06 Wood & Plastic-06200 - Finish Carpentry		\$ 3,600.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 3,600.00	\$ 0.00
21	07 Thermal & Moisture Protection-07100 - Waterproofing		\$ 2,800.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 2,800.00	\$ 0.00
22	07 Thermal & Moisture Protection-07200 - Insulation		\$ 1,380.00	\$ 0.00	\$ 1,380.00	\$ 0.00	\$ 1,380.00	100.00%	\$ 0.00	\$ 138.00
23	07 Thermal & Moisture Protection-07300 - Composition Roof		\$ 7,961.35	\$ 0.00	\$ 7,563.28	\$ 0.00	\$ 7,563.28	95.00%	\$ 398.07	\$ 756.33
24	08 Doors & Windows-08200 - Wood Doors and Frames		\$ 8,271.65	\$ 0.00	\$ 2,067.91	\$ 0.00	\$ 2,067.91	25.00%	\$ 6,203.74	\$ 206.79
25	08 Doors & Windows-08300 - Specialty Doors	Overhead Doors	\$ 7,424.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 7,424.00	\$ 0.00
26	08 Doors & Windows-08500 - Windows		\$ 16,563.18	\$ 0.00	\$ 13,250.54	\$ 0.00	\$ 13,250.54	80.00%	\$ 3,312.64	\$ 1,325.05
27	09 Finishes-09200 - Stucco		\$ 23,850.00	\$ 0.00	\$ 7,155.00	\$ 0.00	\$ 7,155.00	30.00%	\$ 16,695.00	\$ 715.50
28	09 Finishes-09250 - Drywall Partitions		\$ 9,170.00	\$ 0.00	\$ 9,170.00	\$ 0.00	\$ 9,170.00	100.00%	\$ 0.00	\$ 917.00
29	09 Finishes-09690 - Rubber Flooring		\$ 12,815.39	\$ 0.00	\$ 12,815.39	\$ 0.00	\$ 12,815.39	100.00%	\$ 0.00	\$ 1,281.54
30	09 Finishes-09700 - Wall Coverings	Office Remodel	\$ 5,500.00	\$ 0.00	\$ 5,500.00	\$ 0.00	\$ 5,500.00	100.00%	\$ 0.00	\$ 550.00
31	09 Finishes-09800 - Granite Countertops		\$ 3,129.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 3,129.00	\$ 0.00
32	09 Finishes-09900 - Paints & Coatings	Painting	\$ 17,085.00	\$ 0.00	\$ 4,271.25	\$ 0.00	\$ 4,271.25	25.00%	\$ 12,813.75	\$ 427.13
33	10 Specialties-10200 - Louvers & Vents		\$ 4,275.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 4,275.00	\$ 0.00
34	10 Specialties-10520 - Fire Protection Specialties		\$ 1,350.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 1,350.00	\$ 0.00
35	10 Specialties-10600 - Partitions		\$ 6,536.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 6,536.00	\$ 0.00

ITEM NO.	COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
				36	13 Special Construction-13150 - Swimming Pools					
37	15 Mechanical - Mechanical		\$ 2,800.00	\$ 0.00	\$ 2,800.00	\$ 0.00	\$ 2,800.00	100.00%	\$ 0.00	\$ 280.00
38	15 Mechanical-15400 - Plumbing		\$ 25,780.00	\$ 0.00	\$ 8,507.40	\$ 0.00	\$ 8,507.40	33.00%	\$ 17,272.60	\$ 850.74
39	16 Electrical - Electrical		\$ 48,901.58	\$ 5,000.00	\$ 19,450.79	\$ 0.00	\$ 24,450.79	50.00%	\$ 24,450.79	\$ 2,445.08
40	19 Contractor Fee-000 - Contractor Fee		\$ 62,495.00	\$ 6,770.00	\$ 34,720.00	\$ 0.00	\$ 41,490.00	66.39%	\$ 21,005.00	\$ 4,149.00
<b>TOTALS:</b>			\$ 629,682.20	\$ 73,313.62	\$ 349,482.54	\$ 0.00	\$ 422,796.16	67.14%	\$ 206,886.04	\$ 42,279.62

Whole Change Order Packages

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
			41	PCCO#001: Pool Deck Drains / Painting of Pool Accessories					
42	PCCO#002: New Ceiling Fans For Existing Fitness Room	\$ 816.50	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 816.50	\$ 0.00
<b>TOTALS:</b>		\$ 7,141.50	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00%	\$ 7,141.50	\$ 0.00

Grand Totals

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
			<b>GRAND TOTALS:</b>						





TEL.  
FAX.

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project: Oakmont Public Utility District Auburn Lakes Recreation Center

On receipt by the signer of this document of a check on the behalf of Oakmont Public Utility District in the sum of \$ 314,534.28 payable to Texana Builders LLC and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of Oakmont Public Utility District located at 25005 Northcrest Drive, Spring, TX 77389.

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to Texana Builders LLC as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s).

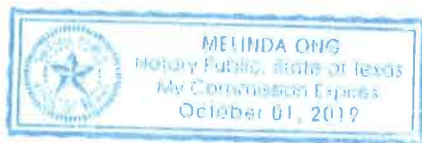
Date: 5/24/2017

Company Name: Texana Builders LLC

Signature: [Handwritten Signature]

THE STATE OF: Texas §  
COUNTY OF: Harris §

This Conditional Waiver and Release on Progress Payment was acknowledged before me on this 24 day of May, 2017, by Adam McBride, on behalf of Texana Builders LLC.



Melinda Ong  
Notary Public - State of TX  
Expires - 10/1/2019

# Invoice



Date	Invoice #
5/24/2017	1063

<b>Bill To</b>
Oakmont PUD Recreation Center Imp Northcrest Drive and W. Rayford Road Spring, TX 77338

**Please Remit Payment To:**

**Texana Builders**  
8945 Long Point Rd  
Suite 212  
Houston, Texas  
77055

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Progress Billing-see details in attached OPA 02 TX Sales Tax	314,534.28 8.25%	314,534.28 0.00
Please visit our website at: <a href="http://www.texanabuilders.com">www.texanabuilders.com</a>		<b>Total</b>	\$314,534.28
		<b>Payments</b>	\$0.00
		<b>Balance Due</b>	\$314,534.28



8945 Long Point Rd.  
 Suite # 212 Houston, TX 77055  
 t 713-681-2746  
 www.TexanaBuilders.com  
 Integrity, Quality, and Accountability

**PCO #010**

Texana Builders, LLC  
 8945 Long Point Rd #212  
 Houston, Texas 77055  
 Phone: (713) 681-2747  
 Fax: (713) 681-2746

**Project:** 17-004 - Oakmont PUD Recreation Center Imp  
 Northcrest Drive and W. Rayford Road  
 Spring, Texas 77338

## Prime Contract Potential Change Order #010: Apply MM-100 Moisture Mitigation Adhesive System

<b>TO:</b>	Sweitzer & Associates 13300 Katy Freeway Houston 77079	<b>FROM:</b>	Texana Builders, LLC 8945 Long Point Rd #212 Houston Texas, 77055
<b>PCO NUMBER/REVISION:</b>	010 / 0	<b>CONTRACT:</b>	1 - Oakmont PUD Recreation Center Improvements Prime Contract
<b>REQUEST RECEIVED FROM:</b>		<b>CREATED BY:</b>	Aaron McGuire (Texana Builders)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	5/31 /2017
<b>REFERENCE:</b>		<b>PRIME CONTRACT CHANGE ORDER:</b>	None
<b>FIELD CHANGE:</b>	No		
<b>LOCATION:</b>		<b>ACCOUNTING METHOD:</b>	Amount Based (G702/G703)
<b>SCHEDULE IMPACT:</b>		<b>PAID IN FULL:</b>	No
		<b>TOTAL AMOUNT:</b>	\$2,844.53

**POTENTIAL CHANGE ORDER TITLE:** Apply MM-100 Moisture Mitigation Adhesive System

**CHANGE REASON:** Existing Condition

**POTENTIAL CHANGE ORDER DESCRIPTION:** *(The Contract Is Changed As Follows)*

MM-100 is required due to the slab cure time being less than 60 days old which is required for any adhesive that is fitting for the Centaur 8mm product to maintain the flooring warranty

**ATTACHMENTS:**

#	Cost Code	Description	Type	Amount
1	09 Finishes-09690 - Rubber Flooring	Apply MM-100 Moisture Mitigation Adhesive System	Other	\$ 2,473.50
<b>Subtotal:</b>				<b>\$2,473.50</b>
<b>Overhead and Profit: 15.00% on all line item types</b>				<b>\$ 371.03</b>
<b>Grand Total:</b>				<b>\$2,844.53</b>



## OAKMONT PUBLIC UTILITY DISTRICT

June 8, 2017

South Pond – Tree Trimming  
East Pond – Beavers, Swale Drainage, SWQ Feature Repair, Footbridge  
Auburn Lakes Estates Pond – Over-seeding, Maintenance

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

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

6/8/2017



## SOUTH DETENTION POND

### ITEM 1: Tree trimming

Before



After





**ITEM 2:** The residents of the adjacent homes have requested matching landscaping around new SWQ unit to obscure the view of the concrete and steel structure from the street.



**ACTION ITEM:** Champions is requesting the approval of the creation of the flower bed at a cost of \$931.00.

---



## EAST DETENTION POND

### GENERAL MAINTENANCE

ITEM 3: Clean out 50' of the north and northwest back slope swale ditch to clear blockage and restore drainage under the sidewalk was completed.





And under the footbridge was completed.





ITEM 4: Repair of the foot rail on the foot bridge was completed.

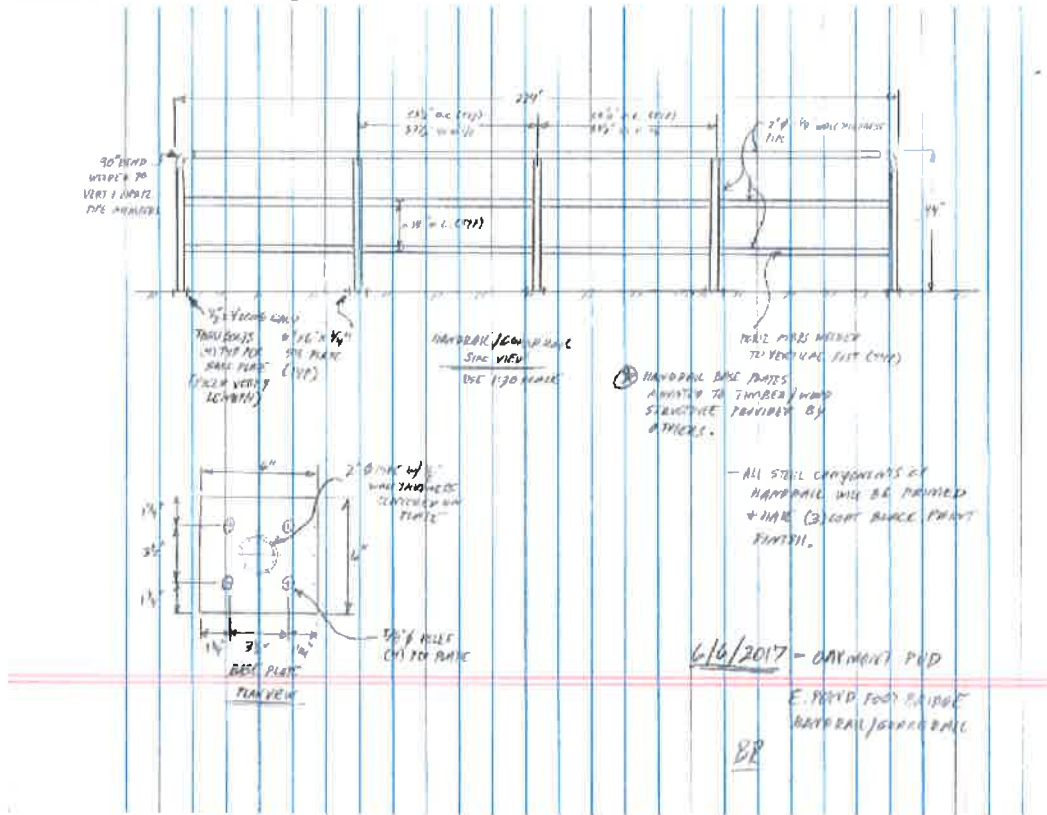
Before



After



The board requested a price to remove the existing foot rails, fabricate and install handrails on both sides of the foot bridge.



**ACTION ITEM:** Remove existing foot rails. Construct and install a permanent metal handrail on both sides of the foot bridge (see attached drawing) Price \$948.00

**ITEM 5:** Repair the fence railing around the SWQ feature - Pending

Corner connector has been removed and lost - No picture

**ITEM 6:** Beaver removal  
Beavers have cut and removed 4 small trees





Trapper has visited the pond and estimates 1 beaver is present.

Champions authorized him to set the trap and remove the animal.

Trapper will provide picture upon capture.

---

### **AUBURN LAKES ESTATES POND (3.27 ac)**

#### **ITEM 7: Erosion Issues**

##### **Current conditions:**

Vegetation is struggling due to shortage of nutrients.

Irrigation is present in some areas but may not be functioning.

Slopes are eroding.

##### **Plan:**

Met with HOA representatives and developed a plan for a detailed evaluation of the irrigation system.

Will prepare irrigation system plat and determine what is functioning and the cost to bring system up to 100% operational status.

We will meet again in 2-3 weeks to finalize a plan for repairs and maintenance.

[Print](#) | [Close Window](#)

**Subject:** TexasPUD Contact Form  
**From:** TexasPUD <board@texaspud.com>  
**Date:** Wed, Jun 07, 2017 7:44 am  
**To:** OPUD Board <board@texaspud.com>

From: Shelley Hidbrader  
Email: <shelley.slabservices@yahoo.com>  
Phone: 281-382-8479

**Message Body:**  
I would like to get more information on renting the clubhouse. Look forward to hearing from someone. Thank you!

---  
This e-mail was sent from a contact form on TexasPUD.com.





**Subject:** Pool hours

**From:** Stacey Childs <staceychild@mail.com>

**Date:** Fri, Jun 02, 2017 12: 2 pm

**To:** Oremont PUD <oremontpudboard@mail.com>

Hello I was just wondering if there is any way that the pool hours could be adjusted back to what they were last year : I have kids and 11 is just a pretty late start on pool time for us when I have a little one who needs to go back down for a nap right after lunch time. My kids are usually and at it pretty early and eager to get to the pool and it would also be nice later in the summer to beat the heat. Thank you for letting me voice my concern.

THANKS!  
Stacey Childs

**Subject:** Pines retention pond

**From:** Jen Smit <jenn.c amp@ a oo.com>

**Date:** Mon, Ma 2 , 2017 :0 am

**To:** Oa mont Pud <oa montpudboard@ mail.com>

**ttac :** ima e1.JP

Happy Memorial weekend! Attached is a photo from the retention pond. There is a T of trash littered. I picked up the trash on the trail but couldn't go down near the water since I had my 2 littles in a stroller with me.

PS E T ool opening. The lifeguards were very attentive and I love the se aration.

---

Jennifer Smith  
Sent from my iPhone

**Subject:** TexasPUD Contact Form  
**From:** TexasPUD <board@texasnud.com>  
**Date:** Sun, Ma 2 , 2017 :0 pm  
**To:** OPUD Board <board@texasnud.com>

From: Larissa enu  
Email: <larissa.genu@gmail.com>  
Phone: 7 3 8778 8

**Message Body:**

I recently moved to uburn Lakes etreat and I would llke to have the entry right to the ool. I would a rreciate some hel with that. Thanks!

--  
This e-mail was sent from a contact form on TexasPUD.com.

**Subject:** TexasPUD Contact Form  
**From:** TexasPUD <board@texaspud.com>  
**Date:** Sat, Mar 27, 2017 :2 pm  
**To:** OPUD Board <board@texaspud.com>

From: athy am bell  
Email: <kathycam bell7@aol.com>  
Phone: 8479 2 2

**Message Body:**

ust moved in to uburn Lakes this ast anuary. ould like to in uire about getting a ool ass for my kids husband and I. I have 3 college kids that live at home ages 23 21 and 18.

Thanks

athy am bell  
2 27 uburn Bend Drive  
S ring T . 77389

--

This e-mail was sent from a contact form on TexasPUD.com.

**Subject:** TexasPUD Contact Form  
**From:** TexasPUD <board@texasnud.com>  
**Date:** Sat, May 27, 2017 2:37 pm  
**To:** OPUD Board <board@texasnud.com>

From: Kim Perkins  
Email: <tkperk2@yahoo.com>  
Phone: 281-290-6448

**Message Body:**

Long time resident of Auburn Lakes but no clue where our cards for the fitness center might be. How can I get new ones?

--

This e-mail was sent from a contact form on TexasPUD.com.

**Subject:** TexasPUD Contact Form  
**From:** TexasPUD <board@texasnud.com>  
**Date:** Sat, May 27, 2017 2:2 pm  
**To:** OPUD Board <board@texasnud.com>

From: ulie Holt houser  
Email: <holt\_hous@aol.com>  
Phone: 84 -489-898

Message Body:

Do we still pick up pool passes for auburn lakes at oot rd location by northhampton pool?

---  
This e-mail was sent from a contact form on TexasPUD.com.



**Subject:** Pool hours

**From:** Cheryl Ashton <cheryl12100@ma.com>

**Date:** Sat, May 27, 2017 12: 3 pm

**To:** montpudboard@ma.com

To whom it may concern

We have loved living in the Auburn Lakes neighborhood for almost 10 years now. Part of what attracted us to this neighborhood is the amount of young families that can be seen playing at the park, going on walks, and playing at the pool.

We are already quite disappointed in the new design of the pool, with less space for us to play, but we have now heard of the new hours that will lessen the amount of time we can go. As a family with young kids, I really liked the option of going to the pool first thing in the morning to play before the sun reached its peak. Not only have you now limited the pool area that we can play, but you are now attempting to limit the hours. At this point, I am not quite sure why we pay an HMA the amount of money we all do each year to not have a voice in how things are run and where the money goes. I have always thought an HMA was there for the benefit of its members. Please consider the age group of the patrons that write you a check every year.

Kind regards

Cheryl Lyn Ashton

214 Lawson Knoll Dr.  
Spring T

Sent from my iPhone

**Subject:** Pool hours

**From:** m e Spjut <am ebyu@ otma .com>

**Date:** Sat, May 27, 2017 : am

**To:** "oa montpudboard@ ma .com" <oa montpudboard@ ma .com>

Hi

Thank you for the work you re doing on the board. I d like to gi e some input on the new pool hours. ur family lo es using the pool in the summer and we often go early. e d lo e to see the pool open at nine in the morning please.

Thanks

Amie put

**Subject:** auburn lakes pool hours  
**From:** Emily Burton <eburton11@ma.com>  
**Date:** Fri, May 2, 2017 12:22 pm  
**To:** oa montpudboard@ma.com

Hi

I heard that they changed the pool hours to 11-9. As a mom to young kids this is extremely inconvenient. It was so nice last summer to get up and get right to the pool. With kids that nap this does not give us very many morning hours to enjoy the pool. There are so many young kids in Auburn Lakes and I am sure many feel the same way. Please consider opening earlier like last summer. Thank you  
Emily Burton

Sent from my iPhone

**Subject:** Pool hours

**From:** Lauren Grant <lauren.stallings.grant@gmail.com>

**Date:** Fri, May 26, 2017 6:39 am

**To:** oakmontpudboard@gmail.com

First, let me say that there have been so many positive changes on the board and I am VERY grateful for all of the new leadership decisions. However, I hope you will consider revising the pool operating hours. This is a neighborhood of young families. Our kids are up at 7 am and ready to swim by 9, before the heat of the sun kicks in. Young children nap from 12ish -3ish which gives us 30 minutes to swim before we have to be home for lunch. This puts our only usable pool time from 3-5, before we have to be home again and make dinner for our families.

Also, 9 pm is way too late to ask students to lifeguard the pool. The poor houses that surround the pool will be listening to lifeguard whistles until 9pm every night. This is a disaster waiting to happen. This is not a college apartment complex, it is a family neighborhood, and I feel like this should really be taken into consideration when planning for the use of the facilities.

Thank you,  
Lauren Grant  
-Lancaster Pine Drive

**Subject:** F d: akmont ebsite  
**From:** Ana Luisa Laws <analuisa.laws@gmail.com>  
**Date:** Thu, May 2, 2017 : 3 am  
**To:** board@teaspud.com, "Mallory . raig" <mcraig@coatsrose.com>

ould someone please respond to me

indly,  
Ana

egin forwarded message

**From:** Ana Luisa Laws [analuisa.laws@gmail.com](mailto:analuisa.laws@gmail.com)  
**Date:** May 17, 2017 at 10:29:37 AM DT  
**To:** Oakmont Pud [oakmontpudboard@gmail.com](mailto:oakmontpudboard@gmail.com)  
**c:** "Mallory . raig" [mcraig@coatsrose.com](mailto:mcraig@coatsrose.com)  
**Subject:** e: akmont ebsite

Ty and Mallory,

As I wasn't able to attend the P D meeting last week, I'd like to know what the board decided about my request in terms of posting all the minutes and contractor reports.

indly,  
Ana

On May 1, 2017, at 3:31 PM, Ana Luisa Laws [analuisa.laws@gmail.com](mailto:analuisa.laws@gmail.com) wrote

Ty,

I was reviewing the Oakmont website today hoping to find meeting minutes somewhere as this was the big request from many residents including myself. Am I missing these somewhere I didn't see the agendas for previous meetings either. Also, as some feedback, it wasn't easy to find meeting dates. I had to go to board, then scroll all the way down to resources, then click on meeting archives. If you recall, the main reason residents wanted a website was to easily find and have one central place for dates of meetings with the agendas and minutes. I was disappointed to see this missing.

<http://www.texaspud.com/board/archives>

Thanks,  
Ana



**Subject:** Tonight's town hall meeting record  
**From:** Ana Luisa La S <analuisa.la\_s@gmail.com>  
**Date:** Wed, May 2, 2017 11:30 pm  
**To:** board@teaspud.com

All,

I was really pleased with the proposal for our facilities tonight. We did a fantastic job of taking the survey results, talking to the board, and implementing everything into a cohesive plan. Shaun and Ty encouraged the residents in attendance to reach out if we had ideas or recommendations, so here I am.

It seems prudent to take Mallory's recommendation to wait till the "inside the fence" projects are completed before committing to or starting any other projects. Therefore, it is my recommendation that you take the next month or two to get feedback from the community about tonight's proposal. As you all know, I think one of the biggest weaknesses of the board is lack of communication with the community outside of meetings. Conveying information to those not in attendance has never been a strength of the board at least not in my opinion.

If you decide to share the proposal with the community for feedback, it's my opinion that it needs to be done in a simple, effective manner. Perhaps a PDF that outlines why you're proposing each project, the costs, implications for the community, etc., along with a way for residents to give feedback. I would like to volunteer to put that together.

Sometimes the board makes things too complicated out of the desire to please residents. But, it then can confuse people. As a resident and not a board member, I find myself being overloaded with information at meetings that needs to be simplified for those who don't regularly attend participate or have a full understanding of what's involved. Obviously, you all would have the final decision as to what gets sent to the community, but I wanted to offer this to you all.

Then you all can decide how it gets distributed. You have several options

1. Mass email via haparral
2. Posting on the P D website
3. Posting in newsletter
  - . Posting on the AL Recenter page
5. Posting on Nextdoor and the various neighborhood Facebook pages
  - . All of the above

I know things always move slowly with government agencies. So, I'd like to see this process get started sooner rather than later.

If I can help, please contact me.

Sincerely,  
Ana

**Subject:** : e P D ebsite  
**From:** ty@te aspud.com  
**Date:** Tue, May 23, 2017 1:3 pm  
**To:** "Mom rain" <insaneinthemombrain@gmail.com>, " akmont Pud" <oakmontpudboard@gmail.com>, mkoehne@coatsrose.com, mcraig@coatsrose.com

Intentional and necessary ;)

Thank you,

Ty Warren

----- Original Message -----

**Subject:** New PUD website  
**From:** Mom Brain <insaneinthemombrain@gmail.com>  
**Date:** Tue, May 23, 2017 8:57 am  
**To:** Oakmont Pud <oakmontpudboard@gmail.com>, mkoehne@coatsrose.com, mcraig@coatsrose.com

I was just looking at the new PUD website and noticed that in the list of former PUD members you've left off Josh Bruegger.

I'm sure this was completely accidental and will soon be corrected.

Thanks!

-Patti Ford

-----  
PSST!

I'm in a NYT bestselling book: <http://tinyurl.com/btqpo2z>

I have this blog: <http://www.insanemombrain.com>

I say ridiculous things on Facebook:  
<http://www.facebook.com/insaneinthemombrain>

**Subject:** e P D ebsite

**From:** Mom rain <insaneinthemombrain@gmail.com>

**Date:** Tue, May 23, 2017 : 7 am

**To:** akmont Pud <oakmontpudboard@gmail.com>, mkoehne@coatsrose.com, mcraig@coatsrose.com

I was just looking at the new P D website and noticed that in the list of former P D members you've left off Josh Ruegger.

I'm sure this was completely accidental and will soon be corrected.

Thanks

-Patti Ford

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P T

I'm in a YT bestselling book [http://tinyurl.com/bt\\_po2](http://tinyurl.com/bt_po2)

**I have this blog** <http://www.insanemombrain.com>

I say ridiculous things on Facebook  
<http://www.facebook.com/insaneinthemombrain>

**Subject:** Rec Center/Pool

**From:** Carrie Kessler <carriekessler77@yahoo.com>

**Date:** Mon, May 22, 2017 10:28 am

**To:** "oakmontpudboard@gmail.com" <oakmontpudboard@gmail.com>

Dear Sir/Ma'am,

With regard to the rec center and pool construction, when do you expect the areas to be open? I've heard numerous dates and timelines. Is there anything that can be done to compensate for the time lost? Is it possible to receive temporary access to Northampton facilities, or possibly day passes to The Woodlands' pools? My family moved here late last summer and we specifically selected this community and neighbor for it's access to the amenities. We were surprised that the pool closed so early in the season last year. Is it possible to keep it open longer in the year? Is it possible to have access to it during the day once school resumes in the fall without lifeguards? It's very disappointing that the pool isn't opened yet and there is no solid timeline. I think the addition and expansion of the facilities is needed but the timing is awful. I've also inquired about pool rules with regard to parties and was told there is nothing established in writing since breaking off from Northampton. That was five months ago. It would be helpful to have these things in place as soon as possible so families can plan. I would appreciate an email response or phone call. I can be reached at (850) 687-9439.

Thank you for your time.

Sincerely,  
Carrie Kessler

**Subject:** bout Rental  
**From:** ulie oiner <dtjb1@gmail.com>  
**Date:** Mon, May 22, 2017 :01 am  
**To:** akmont P D <oakmontpudboard@gmail.com>

ood morning,

I rented your facility back in Dec. 0 6 and I know you were in the process of switching to be independent from Northampton and you all let me rent your facility for ust the deposit only because I was a non profit. I was wondering if this would still be possible?? I would like to host another fundraising event again for Saturday Nov. 5th and ust trying to get a spot reserved early. We had such a great turn out and lots of great feedback from people in the neighborhood that I would like to keep using your facility if your willing. There will be no alcohol and about 50ppl. The non profit is the Korie and Kacie oundation and we raise money for child loss.

Thanks,  
ulie oiner



**Subject:** uburn lakes Pool and Construction  
**From:** [jessica Riedinger <jessicacasey.nd@gmail.com>](mailto:jessicacasey.nd@gmail.com)  
**Date:** Mon, May 22, 2017 :2 am  
**To:** [oakmontpudboard@gmail.com](mailto:oakmontpudboard@gmail.com)

Dear Sir or Madam

I have been a resident of uburn lakes since 03. Previously (before children) the use of the pool and its amenities were not concerning to me, however, we now have almost 3 year old twins who are extremely active and not having access to amenities in our community is a huge concern for me.

I am asking that this board consider keeping the pool open more (longer hours) once the pool is open. I would also ask that you consider this a permanent change. Several pools in the area are open until 8 M.

I am also asking the board to consider elimination of the lifeguards. We have used the pool several times and not only are there too many kids (literally that is who is hired) sitting on their phones but they do not provide any form of security or service. Many pools in the area have swim at your own risk. We already are required to have access cards to enter the pool so this should avoid any concern that the D should have about swim at your own risk.

I am now having to look into spending money to utilize the Woodlands pools and I feel this is unacceptable for a D to allow this take place. I hope you will consider what is being asked and take into consideration the needs and desires of your residents.

Thanks,

jessica Riedinger  
[jessicacasey.nd@gmail.com](mailto:jessicacasey.nd@gmail.com)

**Subject:** Te asP D Contact Form  
**From:** Te asP D <board@te aspud.com>  
**Date:** Sun, May 21, 2017 7: 0 pm  
**To:** P D oard <board@te aspud.com>

rom Mary nn martin  
mail mamartin yahoo.com  
hone

**Message** ody  
Where can I find dates and times that the uburn akes pool is open?

--  
This e-mail was sent from a contact form on Texas D.com.

**Subject:** e sign in from Chrome on Mac  
**From:** oogle <no\_reply@accounts.google.com>  
**Date:** ed, May 17, 2017 11:11 am  
**To:** oakmontpudboard@gmail.com

Google



## New sign-in from Chrome on Mac

i akmont,

our oogle ccount oakmontpudboard gmail.com was ust used to sign in from Chrome on Mac.



**akmont** **D**  
 oakmontpudboard gmail.com



**Mac**  
 Wednesday, May 7, 0 7 M (CT)  
 Texas, S  
 Chrome

**Don t recogni e this acti ity**

eview your recently used devices now.

Why are we sending this? We take security very seriously and we want to keep you in the loop on important actions in your account.

We were unable to determine whether you have used this browser or device with your account before. This can happen when you sign in for the first time on a new computer, phone or browser, when you use your browser's incognito or private browsing mode or clear your cookies, or when somebody else is accessing your account.

The oogle ccounts team

The location is approximate and determined by the l address it was coming from.

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You received this mandatory email service announcement to update you about important changes to your Google product or account.

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**Subject:** Re: Oakmont website

**From:** Ana Luisa Laws <analuisa.laws@gmail.com>

**Date:** Wed, May 17, 2017 8:29 am

**To:** Oakmont Pud <oakmontpudboard@gmail.com>

**Cc:** "Mallory J. Craig" <mcraig@coatsrose.com>

Ty and Mallory,

As I wasn't able to attend the PU meeting last week, I'd like to know what the board decided about my request in terms of posting all the minutes and contractor reports.

Kindly,  
Ana

On May 1, 2017, at 4:31 PM, Ana Luisa Laws <[analuisa.laws@gmail.com](mailto:analuisa.laws@gmail.com)> wrote

Ty,

I was reviewing the oakmont website today hoping to find meeting minutes somewhere as this was the big request from many residents including myself. Am I missing these somewhere? I didn't see the agendas for previous meetings either. Also, as some feedback, it wasn't easy to find meeting dates. I had to go to board, then scroll all the way down to resources, then click on meeting archives. If you recall, the main reason residents wanted a website was to easily find and have one central place for dates of meetings with the agendas and minutes. I was disappointed to see this missing.

<http://www.teaspud.com/board/archives>

Thanks,  
Ana



**Subject:** Oakmont P D Code of Ethics

**From:** Ana Luisa Laws <analuisa.laws@gmail.com>

**Date:** Wed, May 17, 2017 8:19 am

**To:** Oakmont Pud <oakmontpudboard@gmail.com>, "Mallory J. Craig" <mcraig@coatsrose.com>

Dear Ty and Mallory,

Now that the elections have been held, could you please tell me how the board plans to address Section 1.6 b of the Code of Ethics for P D given that he now serves on both the H A and PU boards

Thank you,  
Ana

**Subject:** Fw: Aubrun Lakes Pool Construction  
**From:** Michael Miller <mmiller2801@yahoo.com>  
**Date:** Wed, May 17, 2017 1:17 am  
**To:** <oakmontpudboard@gmail.com>  
**Attac :** 0 17170 001.mp

Well I had to just email again. While the noise has been a nuisance it did get better for awhile. Today the attached video is what woke us up at 3am directly behind our house. I will let it speak for itself. This went on for over 30 minutes. I guess some companies do not care about what they are doing. Ty arren did call me after the previous email, maybe I will call him again but I guess I will have to expect this to continue for at least another month.

Michael Miller  
2 006 Auburn Henderson  
Spring, TN 37399  
32 761 02 2

On Mon, 4/24/17, Michael Miller <mmiller2801@yahoo.com> wrote

From Michael Miller <mmiller2801@yahoo.com>  
Subject: Aubrun Lakes Pool Construction  
To: oakmontpudboard@gmail.com  
Date: Monday, April 24, 2017, 12:44 PM  
I am trying to find out the information on the pool construction at the Auburn Lakes rec center. I live directly behind the parking lot. We have been putting up with the construction noise for a month now. How much longer will this go on? The noise is getting worse and they continue to move activities and the dumpster closer to our fence.

I realize that there is going to be some noise but I feel they could be working to minimize the impact. There is a lot of space that is not right up against the neighboring houses. I also feel that the noise levels should be restricted to certain hours.

I look forward to receiving a response.

Michael Miller  
2 006 Auburn Henderson  
Spring, TN 37399  
32 761 02 2

**Subject:** Te asP D Contact Form

**From:** Te asP D <board@te aspud.com>

**Date:** Fri, May 12, 2017 10: am

**To:** OP D oard <board@te aspud.com>

From avid eighbors  
mail taisaber yahoo.com  
Phone 713377236

Message ody

I was contacted by Steven right about starting a tai chi program. I am interested. Please have him call or email me. Please provide his contact information.

avid eighbors  
TCMA

This e mail was sent from a contact form on Te asPU .com.

**Subject:** TexasPUD Contact Form  
**From:** TexasPUD <board@texasnud.com>  
**Date:** Thu, May 11, 2017 10:37 am  
**To:** OPUD Board <board@texasnud.com>

From: Ameal Jones III  
Email: <Cane.corso777@yahoo.com>  
Phone: 832-892-1889

Message Body:

Hi. I work for Northampton M.U.D. I use to work at auburn lakes through the years. I recently stop working after Northampton dismissed it's contract with auburn lakes. My question is, do you all still need someone to caretake auburn lakes? Do you all need someone to work the weekends? Yes I'm available

---

This e-mail was sent from a contact form on TexasPUD.com.

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mcraig

Thursday, June 08, 2017

15:22:57

[https://email12.godaddy.com/view\\_print\\_multi.php?uidArray=52](https://email12.godaddy.com/view_print_multi.php?uidArray=52) | IN

[Print](#) | [Close Window](#)

**Subject:** OAKMONT: DM: Email Subscribers

**From:** [updates@offcinco.com](mailto:updates@offcinco.com)

**Date:** Mon, Jun 05, 2017 7:22 am

**To:** [board@texaspub.com](mailto:board@texaspub.com)

**Cc:** [updates@offcinco.com](mailto:updates@offcinco.com)

Hello,

As of 2017-05-31 there are 55 email subscribers.

Please let us know if there is any news or information that you would like us to send out via email. Some suggestions are:

- Garbage holidays or news
- Water plant or pump maintenance
- District events
- Pool or Rec center events

Sincerely,

Document Monitoring  
[updates@offcinco.com](mailto:updates@offcinco.com)

OFF CINCO  
23501 Cinco Ranch Blvd.  
Suite H120-177  
Katy, Texas 77494  
[offcinco.com](http://offcinco.com)

PLEASE NOTE: Website updates sent via email are processed within 6-8 hours on average. If you have an urgent update please call or text (713) 560-0610.

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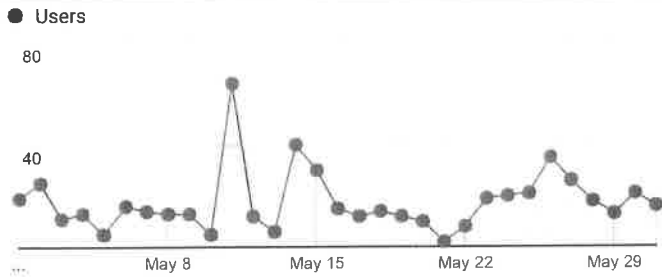


**Monthly Report**

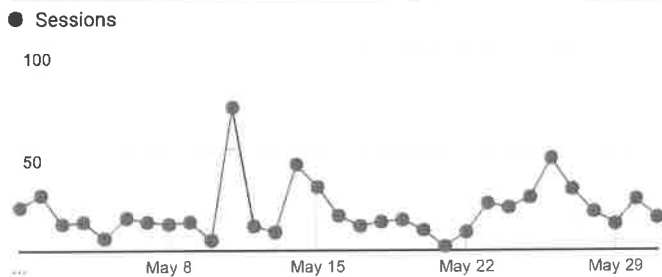
May 1, 2017 - May 31, 2017

**All Users**  
 100.00% Sessions

**Users**



**Sessions**



**Sessions by Channel**

Default Channel Grouping	Sessions	% New Sessions
Direct	362	59.39%
Organic Search	158	63.92%
Social	57	61.40%
Referral	27	59.26%

**Sessions by Source / Medium**

Source / Medium	Sessions	% New Sessions
(direct) / (none)	362	59.39%
google / organic	143	66.43%
m.facebook.com / referral	34	67.65%
auburnlakesspringtx.nextdoor.com / referral	17	47.06%
bing / organic	9	22.22%
facebook.com / referral	9	44.44%
l.facebook.com / referral	9	55.56%
dnserrorassist.att.net / referral	6	66.67%
yahoo / organic	6	66.67%

**Pageviews by Page Title**

Page Title	Pageviews	Unique Pageviews
Oakmont Public Utility District	655	456
News – Oakmont Public Utility District	253	203
Amenities – Oakmont Public Utility District	233	179
Construction Progress Reports – Oakmont Public Utility District	189	162
Services – Oakmont Public Utility District	114	98
Board – Oakmont Public Utility District	113	89
Events – Oakmont Public Utility District	95	74
Construction Progress Report – Oakmont Public Utility District	90	76
PARKS & REC MEETING – Oakmont Public Utility District	84	69
Contact – Oakmont Public Utility District	82	68

**Time on Page by Page Title**

Page Title	Avg. Time on Page
Page not found – Oakmont Public Utility District	00:06:53
CLUB HOUSE – Oakmont Public Utility District	00:03:53
WEST LAKE – Oakmont Public Utility District	00:02:46
REGULAR MEETING – Oakmont Public Utility District	00:02:38
ESTATES LAKES – Oakmont Public Utility District	00:01:58
Meeting Notice – Town Hall – Oakmont Public Utility District	00:01:50
Board – Oakmont Public Utility District	00:01:47
Construction Progress Reports – Oakmont Public Utility District	00:01:41
FITNESS CENTER – Oakmont Public Utility District	00:01:21
GENERAL MEETING – Oakmont Public Utility District	00:01:10

### Sessions by Browser

Browser	Sessions	% New Sessions
Safari	292	64.73%
Chrome	213	54.93%
Safari (in-app)	32	62.50%
Internet Explorer	30	66.67%
Firefox	19	57.89%
Edge	12	33.33%
Android Webview	6	100.00%

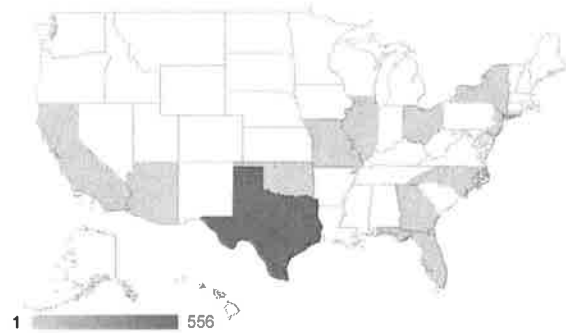
### Sessions by Country

Country	Sessions	% New Sessions
United States	582	61.00%
Canada	11	27.27%
France	5	60.00%
United Kingdom	3	100.00%
Brazil	2	100.00%
Thailand	1	100.00%

### Sessions by Device Category

Device Category	Sessions	% New Sessions
mobile	334	64.07%
desktop	220	54.09%
tablet	50	68.00%

### Sessions by Region



### Sessions by Mobile Device

Mobile Device Info	Sessions	% New Sessions
Apple iPhone	235	65.53%
Apple iPad	46	65.22%
Samsung SM-G930V Galaxy S7	10	60.00%
Apple iPhone 6	9	33.33%
Apple iPhone 6s	5	60.00%
Samsung SM-G920A Galaxy S6	5	20.00%
Samsung SM-G930P Galaxy S7	5	20.00%
Samsung SM-N910A Galaxy Note 4	5	40.00%
Apple iPhone 7	4	75.00%
Google Pixel	4	25.00%

### Sessions by City

City	Sessions	% New Sessions
The Woodlands	219	59.36%
Houston	188	60.64%
Tomball	42	71.43%
Spring	29	72.41%
Cypress	17	29.41%
Austin	16	43.75%
Dallas	12	58.33%
Katy	11	36.36%
Conroe	5	40.00%
El Paso	4	50.00%