

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

June 26, 2019

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

The Board of Directors (the "Board") of Oakmont Public Utility District (the "District") met in regular session, open to the public, at Auburn Lakes Recreation Center, the District's designated meeting place inside the boundaries of the District, on Wednesday, June 26, 2019 at 7:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

Ty Warren	-	President
Shaun Hebert	-	Vice President
Kerry Simmons	-	Secretary
Jennifer Smith	-	Assistant Secretary
David Doiron	-	Assistant Secretary

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

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

Additionally, in attendance were: Tina DeAses and Steven Wright of The Risher Companies, the District's Recreation Manager ("Risher"); Michael Murr of Murr Incorporated, the District's Landscape architect; Tom Dillard of Champions-Hydrolawn; and Mallory Craig of Coats Rose, P.C., the District's legal counsel.

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

APPROVE MINUTES OF MEETING HELD MAY 22, 2019

The Board considered the minutes of the meeting held May 22, 2019 which were distributed to the Board for review prior to the meeting. After discussion, upon a motion duly made by Director Warren and seconded by Director Doiron, the Board voted unanimously to approve the minutes as presented.

HEAR FROM SWIM TEAM

This matter was deferred.

RECREATION CENTER MANAGER REPORT

The Board recognized Ms. DeAses, who presented the Recreation Center Manager's Report, a copy of which is attached hereto as Exhibit "C."

Ms. DeAses then presented a proposal from Gordon Safe and Lock to install additional access point card readers and to upgrade the system to operate from the "cloud." The Board discussed the proposal. Upon a motion by Director Warren, seconded by Director Simmons, the Board voted unanimously to approve the proposal for the installation and upgrade at a one time cost of \$1,193 and an annual cost of \$468.

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

HEAR FROM SILVERSAND SERVICES

The Silversand Services report was presented above.

LANDSCAPE ARCHITECT REPORT

The Board recognized Mr. Murr, who presented a construction agreement for the construction of the school trail.

Mr. Murr noted that Stone Castle was not willing to honor its original bid price and the next lowest bidder was DL Meacham. Mr. Murr noted that DL Meacham was willing to honor their bid price to begin the work as soon as the school signed their agreements.

After review and discussion, upon a motion duly made by Director Smith and seconded by Director Simmons, the Board voted unanimously award the contracts to DL Meacham and to authorize the work to begin upon receipt of the signed agreements by the school.

HEAR FROM CHAMPIONS HYDRO-LAWN

The Board recognized Mr. Dillard, who did not present a formal report. He noted that the bollard was fixed and that an additional bollard is not needed at this time.

No action was taken.

HEAR FROM RECREATION COMMITTEE

The Board recognized Director Doiron of the Recreation Committee. He noted that the Recreation Committee is considering establishing a community survey regarding the amenities offered by the District. No action was taken

HEAR FROM THE PUBLIC

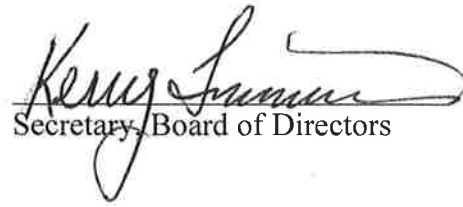
The Board then opened the floor to receive comments from the public. No comments were presented.

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

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PASSED, APPROVED and ADOPTED this July 24, 2019.

(DISTRICT SEAL)


Secretary, Board of Directors

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

Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Board of Directors of Oakmont Public Utility District will meet in **regular** session, open to the public, at **7:00 p.m.**, on **Wednesday, June 26, 2019**, at the **Auburn Lakes Recreation Center**, a meeting location inside the District, at which meeting the following items will be considered:

1. Approve minutes from May 22, 2019 meeting.
2. Hear from Swim Team and consider approving Use Agreement.
3. Hear report from Recreation Center Manager, and consider acting thereon, including:
 - a. Review and consider approving proposals for purchase of recreation equipment, repairs to facilities, and/or authorizing camps and activities; and
 - b. Consider authorizing Recreation Center Manager to proceed with projects, purchases, and repairs as directed by the Board.
4. Hear from Silversand Services and consider taking action, including:
 - a. authorizing proposals for landscaping maintenance.
5. Hear report from Landscape Architect and consider acting thereon, including:
 - a. Receive proposals for purchase, construction, and installation of recreation items, including structures, landscaping, and materials throughout District and consider authorizing same; and
 - b. Award school trail contract and authorize the work to proceed.
6. Hear report from Champions Hydrolawn and consider taking any necessary action thereon, including:
 - a. Approving proposals for repairs or work at the detention ponds; and
 - b. Authorize bollard repair and new installation.
7. Hear from Recreation Committee, and consider taking action, including:
 - a. Ratify action taken by Recreation Committee during the previous month to purchase equipment or approve repairs, as necessary.
8. 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 20th day of June, 2019.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

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



1361438
06/20/2019 PERSONAL
\$9.00 NPR - NOTICE MTG

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JDN

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EXECUTED this 20th day of June, 2019.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

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

COUNTY CLERK
HARRIS COUNTY, TEXAS

2019 JUN 20 AM 10:13

FILED



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

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

Receipt # : PR19016063
 Receipt Date : 06/20/2019 10:51:43 AM
 Fees Assessed By : CCO\Asalas
 Cashier : Diaz, Susan (CCO)

OAKMONT PUBLIC UTILITY DISTRICT

Fee Description	Amount	Notes
County Clerk	\$9.00	NOTICE OF PUBLIC MEETING - 1361438 OAKMONT PUBLIC UTILITY DISTRIC::TO THE PUBLIC
Total :	\$9.00	\$9.00

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

THANK YOU

DO NOT DETACH

CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §

COUNTY OF HARRIS §

OAKMONT PUBLIC UTILITY DISTRICT §

I, **Tina DeAses**, the undersigned, hereby state that I posted a copy of the attached Notice of Meeting of the Board of Directors of Oakmont Public Utility District at 25005 Northcrest Drive, Spring, Texas, the location inside the boundaries of the District designated for the posting of agendas, on the **21st** day of **June**, 201**9** at **330 P.M.** which time was not less than 72 hours prior to the scheduled time of the special meeting.

Tina DeAses
(Name)

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**OAKMONT PUBLIC UTILITY DISTRICT
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EXECUTED this 20th day of June, 2019.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By: Mallory J. Craig

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

CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §

COUNTY OF HARRIS §

OAKMONT PUBLIC UTILITY DISTRICT §

I, Teresa Parker, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Oakmont Public Utility District at the administrative office of the District, 9 Greenway Plaza, Suite 1000, Houston, Texas, on Thursday, June 20, 2019, at 9:30 a.m., which time was not less than 72 hours prior to the scheduled time of the meeting.


Teresa Parker

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

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EXECUTED this 20th day of June, 2019.

(DISTRICT SEAL)



OAKMONT PUBLIC UTILITY DISTRICT

By: Mallory J. Craig

Mallory J. Craig
Coats Rose, P.C.

Attorneys for the District

**Auburn Lakes Recreation Center:
Oakmont Public Utility District
Monthly Report – June 2019
Recreation Meeting**



RISHER FITNESS MANAGEMENT

**Prepared by: Tina DeAses, Recreation Director
Risher Fitness Management, Inc.**

Risher Fitness Management, Inc. has been contracted to manage the Auburn Lakes Recreation Center.



**Auburn Lakes Recreation Center and Risher Fitness Management
Mission Statement**

Our mission here at Risher Fitness Management is to provide safe and fun recreation, fitness, special events, and wellness opportunities for all residents. We strive to promote and enhance healthy lifestyles and well-being in a welcoming environment for both children and adults alike. Providing a clean, fun, and quality experience in every one of the recreation centers we manage with qualified and certified employees. We aim to offer you with the best and most positive environment you will find in any community recreational setting. Through quality customer service and community activities we hope to bring each community closer together.

Employees

The employees at the Auburn Lakes Recreation Center working under Risher Fitness Management, Inc. (RFM) for the month included:

- Management Team: Tina DeAses, Jenifer Cox
- Fitness Room Attendants: Nicholas Barker, Alex Fontana, Gabriel Solano, Oliver Young (substitute)

Fitness Center 5/20 – 6/20

	Month	Year to Date Oct 2018 – Sept 2019
Total Entries	Updating	(this month) + 10,872 =
Fitness Center Orientations	1	1 (this month) + 12 = 13
Non-Resident Passes	5	5 (this month) + 6 = 11

Clubhouse 5/20 – 6/20

Group fitness classes	Yoga (Tues 9:00 AM)	
Resident reservations	6	
10% renters	2 Zen Chicks (Tues PM), Grace Pointe Dance (Wed PM) Starting Week of July 8 – Atteridge Tae Kwon Do (Tues & Fri)	
Complimentary reservations	Swim Team (2)	
New programs	Week of July 8 - New weekly fitness circuit training class Atteridge Tae Kwon Do classes Tues & Fri AM (6 – 12 year-olds)	

Pool 5/20 – 6/20

	Month	Pool Season May 4 – Sept 29
Total Entries	Updating	(card swipes this month) +190 =
Pool Party Reservations	2	2 (this month) + 3 = 5
Pool Passes	16	16 (this month) + 6 = 22

Monthly Expenses 5/20 – 6/20

Company	Invoice/Service	January
AT&T internet	Internet / phone	\$116.21
Comcast	Cable service for Fitness Center & Clubhouse	\$213.50
Ready Refresh	Water service	\$45.99
Vanguard	Cleaning Services	\$391.00
	Paid by Bookkeeper	\$766.70
Supplies & vendors	Total Paid by Risher	\$1,328.87
	Grand Total	\$2,095.57

Monthly Income 5/20 – 6/20

Monthly Income Source	Monthly Income Amount	Recreation Account Total YTD Oct 2018 –Sept 2019
Pool Passes Pool Parties Pool Storage	\$3750 \$375 \$100	\$4225.00 (this month) + \$3,208 = \$7,433.00
Clubhouse Rental Income 2 Zen Chicks	\$325 \$20.00	\$345.00 (this month) + \$8,217.50 = \$8,562.50
Rec Access Pass	\$715	\$715.00 (this month) + \$1862 = \$2577.00
Total	\$5,285.00	\$5285.00 (this month) + \$34,916.79 = \$40,201.79

Discussion Items

- I. Swim team activities
 - a. Pool parties & swim meets – spotty internet access
 - c. Can everyone assemble notes from this year and determine which month of the Rec meeting you would like to discuss with swim team
 - d. For next year - Can we provide a key box on property that will house 1 gate key & access card?
- II. Lifeguards
 - a. When HOA has an event that is open to the entire Auburn Lakes community do they need to pay for lifeguards or is it safer for Oakmont PUD to determine and schedule the safe number of guards based on what is in the best interest of the facility?
- III. Considering creating a survey for Auburn Lakes residents to assess our current rec services and amenities. Would you like me to proceed?
- IV. Pool parties & Clubhouse rentals – can people reserve both at the same time?
- V. Set tentative date for which recreation meeting the master plan will be shared with the community.

Maintenance Items:

- I. Handyman
 - a. Exchanged locking door knobs for non-locking.
 - b. Tightened pool speakers.
 - c. Repaired door closers.
 - d. Tested smoke detectors in clubhouse.
- II. Silversand Services
 - a. Contacted me on 6/12 with a request for a \$300 irrigation repair. It was approved & completed on the same day.
 - b. Filled in 2 depressions at East pond, looking irrigation top cover, investigating need to move tree stakes to new trees.
 - c. Planted new seasonal flowers. Will continue to add water and replace as needed. (Has replaced twice)
 - b. Completed regular maintenance duties.
- III. Pool Pavillion
 - a. Women's sink adhesive failed again. Evenflow Plumbing company came out and addressed.
 - b. Residents are slipping on the bridge because of the water accumulating in that location. I am seeking quotes and solutions. (Power washed for time being)
 - c. Broken step on pool ladder. It has been repaired with pool putty. The pool will need to be drained to remove & replace the pool step.
 - d. Additional signage- pool hours
- IV. Gordon Safe & Lock - Millennium
 - a. Installed surge protection / battery backup (fitness center 2 hours, pool gates, 1.5 hours).
 - b. Recommend hosting software online (quote attached).
- VI. Fitness Center roof undulation
 - a. Only received bids for repair work from 1 company. 2 roofing companies came out and said there was no water damage. I'm waiting for 2nd roofing company to provide quote for only repairing what he has found instead of full roof replacement.
- VII. West Pond
 - A. Fountain timer shuts off every time there is a power outage. Lake Pro has been notified & will turn on when they return.
- VIII. Hays Utility
 - A. Standing water near the water meter box.
 - B. Requested cap for fire hookup

Oelo lights at the Oakmont PUD Property

- I. July 4

New Projects

Project #	Company Name	Project Description	Total	Approved	Declined	Modified
	Gordon Safe & Lock	Provide and install additional access point card readers and make operational with Millennium access control system. The following pricing reflects these suggestions: Millennium Net DCD Provided & installed Millennium Ultra Software Annual Hosting Agreement for 6 Access Points	695.00 498.00 \$1,193.00 (annually only charged \$498.00)			
	Air Conditioning Pool Office	Amazon portable air conditioner – estimate \$300-\$500 Handyman \$125.00 to droll exhaust hole from pool office Electrician – Waiting on price	Possible approval for no more than \$1,000.00 total for the project			

Projects approved at April Rec Meeting

Project Number	Company	Description	Completed
48276	Silversand Services	Irrigation Repairs	Week of June 3
48518	Silversand Services	Time & Labor to replace 2" valve not working	Week of June 3

Updated as of 6.26.2019

PRICING INFORMATION

Houston Electronic Security

A Gordon Safe Lock Inc. Company

9206 FM 1960 West
Houston, Texas 77070

Date: 6-5-19
Terms:

Phone: (281) 890-5610

Fax: (832) 237-1416

State of Texas Commission on Private Security

License #B-08435

<http://www.houstonlocksmith.com>

(Visit our website for more company information)

Auburn Lakes Recreation Center
Woodlands, Texas
Phone: 281-255-2900

Attention: Tina Deases
E-mail: Lifestyle@texaspub.com

WE ARE PLEASED TO PROVIDE YOU WITH THE FOLLOWING INFORMATION:

Scope of Work: Provide and install additional access point card readers and make operational with Millennium access control system.

The following pricing reflects these suggestions:

QUANTITY	DESCRIPTION	AMOUNT
1	Millennium Net DCD Provided and installed	\$ 695.00
1	Millennium Ultra Software Annual Hosting Agreement for 6 Access Points	\$ 468.00
1	1500 Watt Universal Power Supply with Surge Protection	\$ 185.00
1	Labor to install UPS units	\$ 22.50

[Back to results](#)



Roll over image to zoom in

BLACK + DECKER 10000 BTU Portable Air Conditioner Unit, Remote, LED Display, Window Vent Kit, 4 Caster Wheels, White

by BLACK + DECKER

★★★★★ 1,454 customer reviews

| 1000+ answered questions

#1 Best Seller in Portable Air Conditioners

Was: ~~\$319.02~~

Price: **\$299.00** prime

You Save: \$20.02 (6%)

FREE delivery: **Tuesday**

Order within 21 hrs 53 mins. [Details](#)

Deliver to Tina - Spring 77389

In Stock.

Ships from and sold by Amazon.com.

[Free Amazon product support included](#)

Size: **10,000 BTU**

Share 5K+ Shares

Qty:

[Buying in Bulk?](#)

Add a Protection Plan:

4-Year Protection for **\$25.55**

3-Year Protection for **\$17.57**

Add to Cart

1-Click ordering is not available for this item.

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[Add to your Dash Buttons](#)

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