

HARRIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 116

MINUTES OF BOARD OF DIRECTORS MEETING

October 14, 2019

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 116 (the "District") met in special session, open to the public, on Monday, October 14, 2019, at 2:15 p.m., at 5300 Coral Gables, Houston, Texas 77069, located within the boundaries of the District, pursuant to the notice of said meeting, posted in accordance with Chapter 551, Texas Government Code; whereupon, the roll was called of the members of the Board, to-wit:

Les Griffith	President
Bob Warner	Vice President
Frank Sklenka	Secretary
Jeff Handojo	Asst. Secretary/Treasurer
Cheston Cooper	Asst. Treasurer

All members of the Board were present, thus constituting a quorum. Others in attendance were: Mr. David LaBauve, Ms. Julie LaBauve and Mr. Anthony Carter, residents of the District; Ms. Janet Anderson and Mr. Brad Taylor of Aquatic Management of Houston, Inc. ("Aquatic Management"), the District's pool manager; Mr. Karl Skarboszewski of Texas Operations & Professional Services ("TOPS" or the "Operator"), operator for the District; Ms. Jamie O'Boyle, Administrative Assistant for the District and Huntwick Recreational Facilities (the "HRF") Event Coordinator; Mr. Steve Haskins of Protocol Bookkeeping, Inc. (the "Bookkeeper"), bookkeeper for the District; Ms. Pam Madrigal, P.E., and Mr. Eric Sanchez, P.E., of AEI Engineering, Inc. ("AEI" or the "Engineer"), engineer for the District; Mr. Dale Hilpert, HRF Operations and Maintenance Coordinator; and Ms. Monica A. Garza, attorney, and Ms. Carla Christensen, paralegal, of Radcliffe Bobbitt Adams Polley PLLC ("RBAP"), attorney for the District. A sign-in sheet is attached hereto.

The President, after finding that notice of the meeting was posted as required by law and determining that a quorum of the Board was present, called the meeting to order and declared it open for such business as may regularly come before it.

PUBLIC COMMENTS

There were no comments from the public at this time.

CONSIDER RENEWAL OF SWIMMING POOL MANAGEMENT AGREEMENT (THE "POOL CONTRACT") WITH AQUATIC MANAGEMENT FOR THE 2020 POOL SEASON AND TAKE NECESSARY ACTIONS ON SAME

Ms. Garza reminded the Board that the Pool Contract with Aquatic Management ended on September 2nd and, on behalf of the District, RBAP had provided notice to Aquatic Management that the District does not desire to automatically renew the Pool Contract until after the Board meets with a representative of Aquatic Management to discuss various pool matters and concerns.

The President then introduced Ms. Anderson and Mr. Taylor to the Board, who proceeded to answer questions from the Board regarding various pool matters and concerns.

A discussion ensued regarding the District's renewal of the Pool Management Agreement between the District and Aquatic Management for the 2020 pool season. Ms. Garza agreed to coordinate with Aquatic Management to make the discussed revisions to the proposed Pool Contract for the 2020 pool season and distribute same to the Board for review prior to the November 11th Board meeting.

ADOPT ORDER DECLARING SURPLUS PROPERTY AND DECLARING SAME VALUELESS

In response to a question regarding the status of the disposal of pool chairs damaged beyond repair, Ms. O'Boyle stated that none have yet been disposed.

Ms. Anderson and Mr. Taylor exited the meeting at this time.

HRF REPORT

Ms. O'Boyle presented to and reviewed with the Board the HRF Operations Report and Maintenance Report, copies of which are attached hereto.

Ms. O'Boyle next reviewed with the Board the August 2019 and September 2019 HRF Clubhouse and Donut Lake Maintenance Report, a copy of which is attached hereto.

Ms. O'Boyle then reported that the resurfacing of the Donut Lake tennis court nos. 5 and 6 is scheduled to occur the week of November 18th. In response to a question, Ms. O'Boyle reported that tennis court nos. 3 and 4 were power washed the prior weekend.

Ms. O'Boyle next reported that Mold Inspection & Testing ("MIT") performed a mold inspection of the HRF clubhouse on September 3rd. Ms. O'Boyle presented to and reviewed with the Board MIT's mold inspection report, a copy of which is attached hereto. A discussion ensued regarding the test results and MIT's related recommendations for mold remediation at the HRF clubhouse. Ms. O'Boyle stated that she will obtain proposals for mold remediation at the HRF clubhouse and present same at the November 11th Board meeting.

Ms. O'Boyle then reviewed with the Board a summary of the three (3) types of smart irrigation controllers that are available, a copy of which is attached hereto. An extensive discussion ensued. Ms. O'Boyle agreed to obtain proposals from Lawn Management Company and Aqua Source for the installation of two (2) smart irrigation controllers, including total costs for same.

A discussion ensued regarding the District's holiday party. It was the consensus of the Board to hold the holiday party at 6:30 p.m. on December 9th at 11 Below.

In response to a question, Ms. O'Boyle reminded the Board that she previously received correspondence from Mr. Raoul Garcia of the Harris County Public Health Department ("HC Public Health") regarding the status of a permit for the HRF pool. Ms. O'Boyle reported that, subsequent to receipt of the HC Public Health correspondence, Aquatic Management informed her that it already has an agreement with HC Public Health to schedule pre-pool season inspections before the HRF pool opens for the 2020 pool season. Mr. Hilpert recommended that he be present for such inspection and that the inspection take place in January 2020 (instead of March or April) and the Board concurred. A discussion ensued. Ms. Garza agreed to include a provision in the Pool Contract regarding the pool inspection.

Ms. O'Boyle then presented to the Board the Summary Report on HRF Patron activities: 1) 109 Full in-District families; 2) 10 Full in-District with extended families; 3) 57 House in-District families; 4) 22 Full out-of-District families; 5) one (1) Full out-of-District with extended family; and 6) three (3) House out-of-District families. Ms. O'Boyle reported that 34 HRF Patrons pay via the monthly payment plan. Ms. O'Boyle went on to report on HRF Patron delinquencies.

Ms. O'Boyle then reported on upcoming events at the HRF.

Upon motion by Director Handojo, seconded by Director Cooper, after full discussion and the question being put to the Board, the Board voted unanimously to approve the HRF Report.

Regarding the possibility of converting tennis court nos. 1 and 2 to a pavilion, Director Griffith stated that he is currently obtaining information regarding the construction of a District pavilion.

No further action was taken, and the meeting was adjourned at 3:02 p.m.

PASSED, APPROVED and ADOPTED this 11th day of November, 2019.




Secretary, Board of Directors