

# WATERGRASS COMMUNITY DEVELOPMENT DISTRICT I

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July 16, 2020 Minutes of the Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for WaterGrass Community Development District I was held on **Thursday, July 16, 2020 at 6:00 p.m.** via conference call at 1-866-906-9330 with participant access code 4863181.

### 1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Board of Supervisors of the WaterGrass Community Development District I to order on **Thursday, July 16, 2020 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Michael Leavor	Chair
Ashley Johnson	Vice Chair
Catherine Billington	Supervisor
Matthew Balogh	Supervisor

Staff Members Present

Gene Roberts	District Manager, Meritus
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There were no audience members on the conference call.

### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

### 3. VENDOR & STAFF REPORTS

#### A. District Counsel

Mr. Roberts told the Board that he contacted Mr. Vericker about the possibility of entering an agreement with Watergrass POA regarding enforcing no street parking with a towing policy. District Counsel advised it would probably be better to hire FHP to write citations to the offenders. The Board asked staff to reach out to Watergrass II to see if they will be willing to share in the cost of the patrols.

#### B. District Engineer

There was nothing to report from the Engineer at this time.

47 **4. BUSINESS ITEMS**

48 **A. Discussion on Mulch Installation Proposals**

49  
50 The Board discussed the proposal from LMP to add new mulch to the playground areas. The  
51 Board asked staff to get an estimate on using rubber mulch and to check when the last time mulch  
52 was added at the parks.

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54 **B. General Matters of the District**

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56 There were no general matters to discuss at this time.

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59 **5. CONSENT AGENDA**

60 **A. Consideration of Board of Supervisors Meeting Minutes June 18, 2020**

61  
62 The Board reviewed the minutes.

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64 MOTION TO: Approve the June 18, 2020 minutes.  
65 MADE BY: Supervisor Johnson  
66 SECONDED BY: Supervisor Billington  
67 DISCUSSION: None Further  
68 RESULT: Called to Vote: Motion PASSED  
69 4/0 – Motion Passed Unanimously

70  
71 **B. Consideration of Operations and Maintenance Expenditures June 2020**

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73 The Board reviewed the June 2020 O&Ms and noted that there are two identical invoices from  
74 Johnson Engineering.

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76 MOTION TO: Approve the June 2020 O&Ms with the correction to  
77 the Johnson Engineering invoices.  
78 MADE BY: Supervisor Balogh  
79 SECONDED BY: Supervisor Leavor  
80 DISCUSSION: None Further  
81 RESULT: Called to Vote: Motion PASSED  
82 4/0 – Motion Passed Unanimously

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84 **C. Review of Financial Statements Month Ending June 30, 2020**

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86 The financials were reviewed and accepted.

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89 **6. MANAGEMENT REPORTS**

90 **A. District Manager**

91 **1. Community Inspection Reports**

92 **i. Field Manager's Report**

93 **ii. OLM Inspection Report**

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95 Mr. Roberts reviewed the management reports with the Board. The landscape conditions were  
96 discussed. Supervisor Johnson expressed concerns that LMP seems to ramp up services the week  
97 of the OLM inspections and that conditions should more consistent. She also voiced displeasure  
98 in the delay of LMP providing proposals. If no improvement is made in the next month, staff will  
99 ask LMP for a new account manager.

100

101 Supervisor Johnson mentioned that the lights at the Glenbrook entrance are staying on. Staff will  
102 notify Don Harrison to repair.

103

104 Mr. Roberts will check on the proposals for adding rock at the Glenbrook entrance and the  
105 proposal for fresh pine straw at the parks.

106

107 Mr. Roberts told the board that a resident on Garden Alcove is asking for a No Fishing sign to be  
108 installed at the pond behind her house because she has seen strangers fishing there. The Board  
109 approved for the sign to be installed and asked Mr. Roberts to get with her on approval of the sign  
110 placement.

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113 **7. SUPERVISOR REQUESTS**

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115 There were no additional supervisor requests.

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118 **8. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM**

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120 There were no audience questions or comments.

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123 **9. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Billington
SECONDED BY:	Supervisor Leavor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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133 *\*Please note the entire meeting is available on disc.*

134  
135 *\*These minutes were done in summary format.*

136 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
137 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
138 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

139  
140 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
141 **noticed meeting held on 08/20/2020**

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144 **Signature**  
145 Michael Leavor

146 **Printed Name**

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148 **Title:**  
149  **Chairman**  
150  **Vice Chairman**

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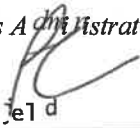


**Signature**  
Brian Lamb

**Printed Name**

**Title:**  
 **Secretary**  
 **Assistant Secretary**

*Recorded by Records Administrator*

  
Brittany Crutchfield

*Signature*

08/26/2020

*Date*

