

**Emerald Bay Municipal Utility District**  
**Regular Meeting Minutes**  
**Tuesday, April 23, 2019**

The Board of Directors of the Emerald Bay Municipal District met in regular session on Tuesday, April 23, 2019 at 4:00 PM at the District Office, 155 LaSalle Road, Bullard, TX 75757. Present were Directors Barry Botti, Dwight Cole, Inge Grant, Bill Harris, and Lynne Stein. Compliance Officer, Lori Wiginton, was also in attendance.

Director Harris called the meeting to order at 4:06 PM.

Director Harris had the board read over the regular meeting minutes from January 21, 2019 and the special meeting minutes from February 10, 2019. Director Botti made a motion to accept the regular meeting minutes, Director Grant seconded and the motion was carried unanimously. Director Cole did not vote as he was absent for that meeting. Director Botti made a motion to accept the special meeting minutes, Director Stein seconded and the motion was carried unanimously. Director Cole did not vote as he was absent for the special meeting.

Director Botti asked the board if they had any questions about the Financial Report that was emailed to them. He explained that payroll expenses are down and that MUD is ok in terms of money on hand. He is explained that at this time expenses for the street project are coming in under budget.

Director Botti inquired if the board had any questions regarding the Revised Budget that he emailed them. No discussion was had and Director Grant made a motion to accept the Revised Budget, Director Cole seconded and the motion was carried unanimously.

Director Harris gave the board an operations update for MUD. He explained that the valves in the vault at lift station #8 are bad and he has ordered the parts needed to fix it and that AAA Sanitation will do the repairs. He told the board that the WWTP is in good shape and stable. He advised the board that MUD will be replacing all street signs within Emerald Bay at a cost of about \$8,500.00. Director Harris informed the board that upcoming projects include painting the fire hydrants, the chlorine buildings and getting the new street signs up. Director Cole asked about painting the GST at Well #1 and Director Harris advised that is on the list to look at in the future.

Director Harris spoke to the board about reverse mortgages and deeds in lieu of foreclosure. He suggested that MUD get deposits on customers who have a reverse mortgage for the assessments. Lori Wiginton discussed more in depth the details of reverse mortgages and deeds in lieu of foreclosure. After discussion among the board, Director Cole made a motion to incorporate Required Deposits into the Emerald Bay MUD Water and Sewer Service Rules and Regulations, Director Botti seconded and the motion was carried unanimously.

Director Harris discussed with the board about bill responsibilities for customers. Director Grant made a motion to incorporate Bill Responsibility into the Emerald Bay MUD Water and Sewer Service Rules and Regulations, Director Botti seconded and the motion was carried unanimously. Director Harris advised that he will have these rules posted in the paper for 2 weeks and they then can be incorporated into Emerald Bay MUD Water and Sewer Service Rules & Regulations.

Director Harris informed the board that he has been doing research into finishing the SCADA system. A proposal was made by DFS for \$127,932.00 just to finish the lift stations and nothing else. He advised he has spoken to BLOC Design and they have proposed rebuilding the entire SCADA system for around \$160,000.00. Director Harris explained to the board that DFS only has 3 people in Texas and that the repairs parts are proprietary with DFS meaning they can't be purchased anywhere else. BLOC's parts can be purchased off the shelf at several retailers and BLOC is located in Longview, Texas which means support is readily available. Director Harris made a motion to publish a Request for Qualification in the paper for 2 weeks, Director Grant seconded the motion and the motion was carried unanimously.

Director Harris excused Lori Wiginton and adjourned to closed executive session at 4:58 PM to discuss personnel policy changes and additions.

Reconvened to open session at 5:11 PM. Director Grant made a motion to accept proposed policy, Director Botti seconded and the motion was carried unanimously.

There being no further business, Director Harris adjourned the meeting at 5:13PM.

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William F Harris  
President

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Lynne Stein  
Secretary

Attachments:

Financial Summary  
Revised Budget  
Required Deposits with Motion  
Bill Responsibility with Motion