

MINUTES
CYPRESS FOREST PUBLIC UTILITY DISTRICT

February 28, 2011

The Board of Directors (the "Board") of Cypress Forest Public Utility District, Harris County, Texas (the "District"), met in special session, open to the public, on the 28th day of February, 2011, at the Cypress Forest Public Utility District Administrative Building, 16215 Champion Forest Drive, Spring, Texas 77379, inside the boundaries of the District, and the roll was called of the members of the Board:

Fred P. Jones	President
Greg DiCioccio	Vice President
Michael J. Lynch, Jr.	Secretary
Thomas J. Petrick	Assistant Secretary
David Normand	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also present for all or part of the meeting were the following: Alice Kanayan, Barb Smith, Gene McGraw, John Shipp, Bob Burkman, Sherri Burkman, Paul Miner, Sue Miner, Linn Smyth, Tamara Luce, Matthew Ebanks, Bill Ebanks, Sally Blackhall, Sandy Williams, Todd Hardin, Jeannette Loverdi, Paula Chu, Mark Gerber, residents of the District; Carlton McDevitt of Severn-Trent Services; Tom Rolen and Michael Baugher of AECOM; Sunil Kommineni and Trent Slovak of Malcom Pirnie; Les Griffith of Champions Hydro-Lawn, Inc.; Auburn Higgins NAPCO Chemical Company; Nabil Joubran and Sabrina Li of Pepe Engineering, Ltd. ("Pepe Engineering"); Gus Gustafson and Tracy Butcher of SWWC Services, Inc. ("SWWC"); Greer Pagan of Allen Boone Humphries Robinson LLP ("ABHR"); and Justine M. Cherne, Recording Secretary.

Director Jones called the meeting to order.

WATER QUALITY TEST RESULTS

Director Jones reported on actions undertaken by the Board and its consultants to work with the North Harris County Regional Water Authority ("NHCRWA") to address color, taste, and odor issues with the surface water being delivered by the NHCRWA to the District. Director Jones opened the meeting for public comments. Mr. McGraw, Mr. Burkman, Mr. Ebanks, Ms. Williams, and Ms. Chu addressed the Board to discuss their concerns regarding the ongoing water quality issues experienced in their neighborhoods and requested that the issues of water quality be solved by the Board. Copies of residents' correspondence regarding water quality issues are attached. Mr. McGraw brought samples of water from his home.

Director Jones introduced Mr. Rolen, General Manager for the NHCRWA. Mr. Rolen discussed the research into and the history of NHCRWA's delivery of surface water from the City of Houston. He stated that the NHCRWA purchases surface water that is delivered from the City of Houston's northeast water plant to the districts that have been converted to surface water. He stated that not all of the districts converted to surface water experienced water quality issues. He said that those districts that did experience issues, experienced intermittent issues that were solved by adding orthophosphates to the water. He stated that the water quality issues experienced within the District are unique due to the length of time that the District has been experiencing the problems. He stated that the NHCRWA has engaged Malcolm Pirnie, an expert in water quality matters, and that representatives of Malcolm Pirnie have been working with the District's consultants for more than one month to solve the water quality issues. He explained that receiving the results of tests performed on the District's water can take several weeks. He stated that representatives of Malcolm Pirnie are present to provide a series of recommendations to work towards solving the water quality issues experienced within the District.

Mr. Slovak reported on the collection of data to develop a methodology of investigation to work towards solving the water quality issues experienced within the District. He reviewed a list of 13 recommendations for operational measures to be performed within the District to control critical water quality parameters, remove deposits in storage tanks and distribution lines, add chemicals to the water, institute additional sampling and monitoring practices, and perform comprehensive customer complaint recordkeeping. A copy of Malcolm Pirnie's Technical Memorandum containing the list of recommendations is attached.

Mr. Slovak responded to Board members and residents' questions regarding water chemistry, the safety of adding potable sodium hydroxide to the District's water, use of well water during high demand periods, and the possible reasons for continued water quality issues as reported by approximately 8% of the District's residents.

Mr. Joubran noted that the District's valves need to be operational for performance of the recommended unidirectional flushing procedure. Mr. Gustafson reviewed a chart of recommended repairs and their associated costs per the survey of the District's 619 valves performed in January. A copy of the chart is attached.

Following review and discussion, Director Jones moved to authorize implementation of the following recommendations as outlined in Malcolm Pirnie's Technical Memorandum as soon as possible: 1) the three-month pilot program to be funded by the NHCRWA; 2) changing the 50/50 ortho-poly blended phosphate currently added to the surface water to 100% orthophosphate; 3) the additional distribution system water quality monitoring program; and 4) the unidirectional flushing procedure following performance of the first two categories of valve repairs in the amount of \$45,860.00, and other valve repairs as necessary. Director Petrick seconded the motion, which was approved by unanimous vote.

WATER LINE REPAIR PROJECT

Mr. Joubran next updated the Board on the emergency repair of a break in the District's twelve-inch main water line located at the bridge crossing Champion Forest Drive performed by Total Contracting Limited ("TCL"). He stated that, as reported at the February regular meeting of the Board, TCL has completed the installation of the water line and the new valve north of the bridge. He recommended approval of Change Order No. 3 in the amount of \$6,678.00 for additional lab testing services, bond fees, and Harris County Permit fees, which were required by Harris County and not included in the original contract. A copy of the change order is attached. Following review and discussion, Director Normand moved to approve the change order as presented. Director DiCioccio seconded the motion, which was approved by unanimous vote.

DEVELOPMENT OF PARKS AND TRAILS

The Board discussed whether to hold separate meetings in the future to discuss park matters and development of a park committee. Discussion ensued regarding development of the recently purchased park property, including maintenance, security, signage, rules, marking of the park's boundary, and a budget. Following discussion, the Board concurred to establish a Park Committee consisting of Directors DiCioccio and Petrick. The Board requested that Director DiCioccio oversee the District's current Mowing Services Contract with Champions Hydro-Lawn, Inc. to coordinate mowing and other maintenance of the park. The Board additionally requested that Director DiCioccio research security for the park. Mr. Hardin offered the assistance of the Champion Forest Maintenance Fund, Inc. (the "CF HOA") with evaluating whether combining maintenance or other services for the park and the CF HOA would be mutually beneficial. Ms. Blackhall requested that the Board consider funding \$10,000 to \$15,000 for a sensory nature garden for installation in the park by the Champions Forest Garden Club. She requested that members of the Garden Club be included in the Park Committee. The Board requested that Director DiCioccio collect and organize all viewpoints related to the park and concurred to consider matters related to the park at the April regular Board meeting, including initial cleaning, signage, rules, and a budget.

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

(SEAL)



Michael J. Lynch, Jr.
Secretary, Board of Directors

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