



District Manager / District Foreman's Report
Board Meeting 9/16/26
PUBLIC VERSION

Action needed from Board / Important Updates

- **District Defense Group updates**
- **Park Incident 9/13**
- **Board approval for following items**
 - Water Plant 2 back gate replacement
 - Chain link fence – framing is rusted and broken...cannot be repaired.
 - Quote from Right Fence (same company that did the barded wire install at WP2): **\$4,644.00**
 - Clubhouse front glass door repair
 - Can board approve repair cost but I will speak with James once we have estimates...we just started calling companies Tuesday afternoon
- **FY27 Capital Projects for Approval**
 - Bathroom Trailer pad site: FY27 Approved in August Not to exceed \$80,000.00
 - 20' x 30' x 5" concrete pad (contract vendor): **installed 9/14/26**
 - Cost \$7,500.00
 - Photos on Page 6
 - Shade structure for pad site (purchased and built in-house):
 - Estimated \$7,500
 - **Versatude Quote: \$6,498.40 (includes shipping)**
 - We will install it ourselves
 - Install maglocks/strike pad with cell connectivity for scheduling: **Estimating \$10,000.00**
 - Estimated \$10,000.00
 - **NDS Quote: \$9,216.00**
 - Would be an automated door handle with wireless connection for scheduling
 - Photo on Page 6
 - Stub up electrical (in-house): **estimating \$500.00**
 - Bore water line from backside of park bathroom (contract vendor): **estimating \$50,000-\$60,000 range**
 - Install new water fountain and drainage (in-house): **estimating \$500.00**
- **FY27 Budget Requests BOARD HAS ALREADY APPROVED – IN PROCESS**
 - Park Toddler Playground: approved NOT TO EXCEED \$150,000.00 with Playground Boss
 - **Install will not happen until after NNO – equipment will arrive October 7**
 - Maint. staff will prep site (excavate the footprint 6", fencing up, roll off dumpster)
 - Playground Boss install team will take up to 3 days for install and repair of small area on current playground where PIP is damaged.
 - Electric panel install and boring to tennis power panels:
 - Approved Not to exceed \$100,000.00 in August.
 - Based on conversation with all three electricians, this is going to be more complicated than we originally anticipated. Would recommend board approves NOT TO EXCEED \$149,999.00 to be safe but work will not commence for another several weeks due to lead time on equipment needed.
 - Quotes received
 - Doug Stovall \$113,500.00

- Electrical Field Service: \$139,510.00
 - Jonathan Morin: have not received estimate, waiting on response
 - This could be added to bond project since it is electrical for tennis and Rec Building
- Gator replacement: Approved in August Not to exceed \$13,000.00
 - Shane has quote but hasn't placed the order yet.
- 12' Flatbed Trailer: Approved in August and re-approved 9/9 Not to exceed \$10,000.00
 - Shane has quote but hasn't placed the order yet.
 - Flatbed trailer would allow us to transport current 997 mower and not have to purchase a new smaller mower, easier to load larger items (lumber, pallets, etc) when we get large orders and can use bobcat to load/unload, and it is half the cost of a new mower.
 - We will reduce Shadetree Landscaping contract starting in October to no longer mow inside of water plants or lift stations and we will assume those once we have flatbed ready.
- ESP Cameras Phase 2: Approved not to exceed \$75,000.00
 - 3rd antenna on water tower with upgrades and additional cameras have been ordered. \$68,644.00 – check signed 9/9 meeting and already received by ESP
 - Will be scheduled for install in October at some point once all equipment has arrived.
 - Remaining expenses as part of this approved line item:
 - 100' boom lift to add 3rd antenna
 - Doug Stovall – adding additional electrical conduit
- Fitness Center door relocation: Approved NOT TO EXCEED \$70,000
 - Heritage Construction Services, LLC awarded contract for \$56,567.02
 - We will close fitness center for 10-14 days once we get schedule.
 - Remaining expenses
 - NDS – door control access relocation – will schedule towards end of Heritage schedule
 - Conduit relocation for tennis gate cables from under awning
- **Pool project: GPD**
 - [Master Plan web site](#)
- **Important Updates**
 - Eagle Project Kelvin Medina: Pollinator Garden in slough area
 - Photos available on our Facebook page and on Page 7 of report
 - Eagle Project Isaac Cook: Above ground gardens around playground area
 - We are working with another Eagle Scout candidate who wants to build above ground gardens around the playground area.
 - Will plant mosquito repellent plants and Texas native plants/grasses to beautify the area.

Constables

- No issues to report

Flock Updates

- No issues or updates to report

Hazard Mitigation Plan

- No updates

Parks and Rec Facilities Updates

- **Top Priorities**

1. Planning for NNO and TOT
 2. Fitness center door relocation
 3. Pool construction site prep for electric panel and new conduit
 4. ADA Bathroom pad site
 5. Toddler playground site prep
 6. Install water fountain near playground
- **Park Updates / Issues – SHANE**
 - Park Projects
 - Sand volleyball court removal and ground leveling/seeding - **SHANE**
 - ADA Bathroom Trailer pad site - **SHANE**
 - Water fountain installs - **SHANE**
 - Park pavilion renovations - **SHANE**
 - Pavilions 4 and 5 are next
 - Park Front Bathroom renovation - **SHANE**
 - Holding until we strip bathrooms in pool house
 - Accessibility Improvements - **SHANE**
 - Regrade of back park entrance area to create smoother entrance into back of park.
 - Sidewalks to pavilions (crushed granite base and cold patch asphalt to pavilions 1 – 4 from road and walking path
 - Pavilion 1 “swamp” issues around the slab and surrounding areas.

Parks and Rec Program updates

- **National Night Out – October 6, 2026**
 - Event is 5:30 – 8 p.m. in park
 - Golf carts secured for shuttles from Lemm and down Cypress Oaks Dr.
 - Food
 - Brothers Pizza secured
 - Trail Boss BBQ
 - Enchanted Oaks also secured Bruster's Ice Cream for event
 - District will provide hotdogs, chips, and desserts and only water for drinks
 - Potluck will be available but it has grown smaller every year
 - Additional components
 - Walgreens is setting up flu shots at Pavilion 1
 - New toddler playground installed prior to event so we can do a quick “grand opening”
 - Live music – Jes Schneider - \$900
 - Will arrive at 4:30p and play for 2 hours from 5:30-7:30p
 - Contract signed and will be paid by check
 - Photographer – Diana Portales
 - Large party tent(s) – Will seat between 150-175
 - This would include round tables and chairs.
 - We will still bring over picnic tables and place those in shaded areas for additional seating
 - Games/Activities
 - Arts and crafts
 - Games: cornhole, putt putt, etc
 - Constables/Fire Department
 - Requests submitted for Spring Fire Department
 - Walker is aware for constables

- **Trunk or Treat – Saturday, October 24, 2026**

- Event is 5 – 9:30 p.m.
- Golf carts secured for shuttle from Lemm and down Cypress Oaks Dr.
- Food
 - Securing two food vendors – event attendees will pay for their own food
 - District will provide water throughout event and sodas/popcorn for movie only
- Additional components
 - Rental equipment: trackless train, Halloween themed inflatable obstacle course, inflatable archery, inflatable shooting stars BB, Inflatable ax throwing, inflatable bounce houses
 - Arts and crafts
 - Wooden pumpkin decorating competition
 - Games and activities for candy
 - Vendor fair
 - Photobooths
 - Photographer – Diana Portales
 - Balloon arch – Myrna Sotelo
- Volunteers
 - Securing volunteers from KC National Honor Society and KO Student Council
 - Our staff will handle shuttles and prep haunted house
 - Lifeguards will assist with Haunted House
- Outdoor movie – start around 7:30p
 - KPop Demon Hunters and we will show this in the grass space next to main park parking lot
 - Sodas, water, and popcorn
- Haunted House in Maintenance Building: 7:30p-9:30p
 - Indoor haunted house
 - Planning now

- **Pool hours for Summer 2026**

- Adult Swim Hours for remainder of year
 - Wednesday, August 12 – through end of season (late October or early November)
 - Mondays: Pool closed
 - Tuesdays - Fridays from 9 a.m. - 4 p.m.
 - Weekends: No Adult swim
- All Member Access will continue through mid-October
 - Weekends after Labor Day through October 18
 - Fridays: Closed
 - Saturdays: noon – 6 p.m.
 - Sundays: noon – 6 p.m.
 - Wet and Wild Movie Night – Friday, October 2 at 7:30 p.m.
 - Jaws!
 - Free for all active members and their paid guests

SPA

- New businesses
 - Blue Science Pools (Magic Oaks) – waiting on app
- Closed businesses
 - None to report

Swim Team Updates

- No updates

Tennis Updates

- Rivera Tennis
 - Normal fall schedule
- Tennis Leagues
 - No issues or updates
- Pickleball
 - Continues to grow

Water/Sewer

- Rate Order Updates
 - Mills is reworking some issues with Rate Order and application for Changes to Existing Commercial Properties – confusion about the application and app payment process for us and then service application and deposit for service with MOC
- WWTP
 - Surveying done in previous week
- WP1
 - Plan to rebuild wooden fence in November/December in sections and incorporate the TCEQ required space for the water tank perimeter...will work with Norman on this change to the fence line.
 - Surveying done in previous week
- WP2
 - No issues to report
 - Surveying done in previous week
- Lift Stations
 - No updates or issues

Website Updates

- Updates the [Residential Water and Sewer](#) page

Bathroom Trailer Pad Site



Proposed automated door handles for bathroom trailer pending board approval



Kevin Medina Pollinator Garden Eagle Scout Project

