

Country Forest West

Open Meeting 11/14/2023

14 November 2023 / 7:00 PM / Magnolia Event Center

ATTENDEES

For a list of attendees, please contact the Country Forest West Secretary, Tayla Craig

AGENDA

1. Order of Business:
2. Greeting and introductions - County Commissioner Charlie Riley (if present)
3. Announcements -
 - a. New neighbors at 11810 Garwood
 - b. Neighborhood party update – working on Spring 2024
 - c. Petition for traffic light at FM 1488 and Country Forest - [Sign the petition here](#)
4. Yearly assessment to be raised 3% for 2024
5. Continuing to work with attorney on deed restrictions update
 - a. Magnolia I. S. D.- presentation/ questions & answers
 - i. Recognize Ms. Chris Hinkelman (Dr. Stephen's secretary) for her help
 - ii. Magnolia ISD representatives – Mr. Jason Bollock – Deputy Superintendent
 - iii. Mr. Tim Bruner – Executive Director of Facilities
6. Questions –
 - a. Trees shown on the perimeter rendition (3 along West side, 5 along North end, and 1 to the Northeast of stadium), are new ones being planted?
 - b. Regarding perimeter fencing, what will be the height of the fence and what are the construction materials?
 - c. What type of overhead lighting will be installed and will they have light shields/hoods to prevent light pollution for homes backing up to the school?
 - d. Regarding the “retention pond”, what type of mosquito abatement will be done and how often will it be performed to prevent the “retention pond” from becoming a mosquito breeding ground.
 - e. Will the football field have lights? If so, how late can we expect events to last?

Minutes

Tim Bruner - Executive Director of Facilities, provides update on erosion and drainage concerns

- When complete, all drainage will flow internally to the property
- Detention pond, will flow out of the pond at a given rate
- Self contained, no standing water in the pond - until it is pumped out
- It will be pumped out, into the dry creek which flows through Country Forest West, it will continue to flow out of the tank off of a flow switch then into
 - Have you looked at flow management that compensates in addition to the run off that already flows - was there an environmental study done?
 - ACTION MISD: They are going to provide the paperwork that they provided to the county to show that their run off is no different from what was already there.
- Will be planting rye grass over the winter to help with erosion control
- Pond is 80-90% complete, and are currently working off of diesel generators
 - Waiting on a transformer from Centerpoint - 12 mo lead time, hoping to have sometime around May/July
 - ACTION MISD: They are going to look into doing a power line drop to turn off the generator noise.
- January - football field
- Feb - permanent grass installation for erosion / offsite flow
- Perimeter fencing - 6 foot, chainlink, black vinyl coated chain link plastic slats to provide a block (North and West side) East side - will be a 4'
 - Landscape architect - variety of trees along the west and north borders
 - Cypress type, evergreen, windbreak trees - their intention is to block the neighborhoods view 8' - 10' trees
 - Pine trees, oaks and crepe myrtles for color
- Parking lot lighting - shut off around 11 PM
 - Building mounted down lights - for security for the school - look at reducing the lumens at a certain time
- West side 50' - 65' between back of properties and the school building - driveway on the west side is for fire dept only
 - Practice fields -
- Athletic events at night - jr. high not a high school - events will end much earlier. Monday - Tues night generally they over much earlier
 - Stadium will seat 600 -
- Basic constables at each school - duties are to help with the traffic situation, but there will be a law enforcement
- Fall of 2025-2026 school year.
- Tracks are open to the public
- Creek is full of debris, logs, limbs

- County commissioner, County engineers
- ACTION MISD: Tim can send plat drawings - drainage plan, site plan - architectural drawings from view from north looking south and west looking east
- ACTION MISD: Concerns about dry creek how to improve this
- ACTION MISD: Walking access for CFW residents

Outcome

Subject: HOA Meeting Follow Up

Hello Mr. Yellott,

Thank you for taking the time to visit with me on Friday as a follow up to our meeting with your neighborhood HOA. I've listed below some of the information requested during our meeting with the HOA and where we are currently in meeting those requests.

1. I have attached a PDF document of the site plans Mr. Bruner reviewed with the HOA. Please feel free to share them with any interested people in the neighborhood.
2. Also attached, you will find a PDF of the Drainage Impact Analysis submitted to the county by our Civil Engineer as a part of the building permit process. This can also be shared with those who are interested.
3. On providing temporary power to replace the generator powering the stormwater pump: This was not something we were able to accomplish due to our temporary power being single-phase, and the stormwater pump being three-phase. As an alternative, Stewart Builders did promise to not run the generator past 5:00 PM and they are going to surround the generator with an insulated box to reduce noise.
4. We are evaluating the site plan for potential walking access to the neighborhood. We will follow up with you as the project moves along once we have identified a possible location.
5. Questions related to the water flow in Dry Creek and any related water issues not on school district property should be directed to Charlie Riley, the County Commissioner for our precinct.

Should you have further questions or concerns as the project moves forward, please let me know. Mr. Bruner and I are happy to work through any issues with you.

Thank you,

Jason Bullock, Ed.D.
Deputy Superintendent
Magnolia Independent School District
Office: 281-356-3571 Fax: 281-252-2514
JBullock@MagnoliaSD.org

The board will discuss at our next open meeting on January 9, 2024 and determine any additional follow up items that need to be addressed. If you have specific questions or concerns, please send an email to countryforestwest.st@gmail.com or contact any of your board members.