

# **WINDERMERE OAKS WATER SUPPLY CORPORATION**

Minutes of Open Meeting held April 03 2010 9:00 AM. **Action items are marked in yellow.** President Spradley called the Board Meeting to order at 9:08AM at the WOWSC Offices. Board members present were President Spradley Secretary/Treasurer Mulligan, Directors Earnest, Jackson and Martin, which constituted a quorum to conduct company business.

Manager Burris was also in attendance with Don Vogelsang, Ed Parsons, Hubert Lormand, John Lecky, Dan Flunker, Patti Flunker, Ton [Muder] as members at large and unofficial representatives of the Community, WOPOA, Tennis Village and Airport Community.

The minutes of the previous open meeting of January 09 2010 were presented to the board. Director Jackson moved to accept the minutes and was seconded by Director Martin. The minutes were approved by a vote of 5-0.

Manager Burris presented his report for the month. Secretary Mulligan questioned the need to install new meters and Manager Burris explained that it was because they were auditing the system and replacing meters that had been in operation too long and were starting to fail, he made the additional comment that the meters had probably been reading too low. After a general discussion about distributing invoices and the possibility of our members paying on-line through our website, **President Spradley appointed a committee of himself and Director Martin to look into on-line billing.**

Manager Burris discussed a possible mailing address change to improve the efficiency of our operations, Secretary Mulligan made a motion to accept the change, which was seconded by Director Earnest and carried by a vote of 5-0.

President Spradley reported that the TWDB had approved the Burnet County Regional Water Planning Study that WOWSC has donated money and a great deal of Manager Burris's time towards. He further reported that he and Secretary Mulligan had attended a recent LCRA regional planning meeting and had represented the interests of WOWSC.

Manager Burris gave an update on conditions at Tennis Village and the findings of the on-going study by the committee headed by Directors Earnest and Martin. Currently wastewater is gravity fed from each TV dwelling to the existing lift station, from there is fed by grinder pump into the existing wastewater treatment plant. This pump is continually being blocked because of the debris (recently disposable diapers, trash and a denim jeans) and its maintenance consumes a great deal of the WOWSC budget. According to the

committee the original agreement with WOWSC, WOPOA and TV was that each dwelling in the TV would install their own grinder pumps and the TV would be responsible for all maintenance on the system and the lift station. To date WOWSC has performed all of the maintenance on this system at their cost and has never back-charged the residents of TV. Also it appears that the current lift station is not on WO or TV property.

A numbers of repair options were discussed.

- Rebuild Lift Station with a large macerator pump feeding into the existing pressurized wastewater system.
- Install individual grinder pumps on each TV dwelling feeding into a rebuilt Lift Station feeding into the existing pressurized wastewater system.
- Install grinder pumps and sumps to handle the waste from 3 or 4 TV dwellings feeding into a rebuilt Lift Station feeding into the existing pressurized wastewater system.

It was agreed that the committee would continue to study this system and Tom [Muder?] stated that he was pleased that WOWSC had started this dialog with TV and gave his contact information\* and mentioned that [Jim Preston and Carol Hinder] the President and VP of TV should also be kept in the loop.

The board considered the request by WOPOA to contribute to the repairs to the road and the boat storage yard owned by WOWSC and used by WOPOA residents. After some discussion the WOWSC board expressed concern that although this property was owned by WOWSC it was not covered by any liability insurance. Director Martin and Secretary Mulligan made the following motion.

Because of liability issues the BOD of WOWSC is considering closing the existing boat yard and access road. However we will consider keeping it open and leasing it to the WOPOA, under the following terms.

- WOWSC will lease the Access Road and Storage Yard to WOPOA for \$1.00 per month.
- The lease can be rescinded at any time, for any reason, with 60 days notice.
- WOPOA will maintain the access road and yard at their expense.
- WOWSC will be named as additional insured on the WOPOA liability insurance policy for any incidents relating to the access road and storage yard.

Director Jackson seconded the motion and the motion was carried with a vote of 5-0. **Secretary Mulligan will send a letter to the WOPOA with this proposal.**

President Spradley stated that the interconnection agreement with LCRA has been approved by the LCRA. The preliminary study will be complete within 90 days. The permit will be reviewed in another 90 days by TECQ and the permit issued 90 days after. President Spradley made a motion to accept the

agreement, which was seconded by Director Earnest and passed with a vote of 5-0.

Secretary Mulligan stated that 2010 liens had been filed for all of the outstanding standby fees. President Spradley directed Manager Burris to send a letter to all of the delinquent property owners indicating that this action has been taken. Currently this is Wynne, Burnet, Gardner, Grandolf, Hicks, Kirk, Polydyne, Thomas, Steale.

Old Business:

President Spradley directed Manager Burris to complete the right of way acquisition for the pipeline to Ridge Harbor.

Manager Burris reported that the Center Cove III remodel has been completed except for the demolition of the existing lines and this will be completed within the next few weeks.

Bob Wynne is disputing the fact that he and Jeff Burnet are delinquent on their standby fees and Manager Burris will be supplying backup data to demonstrate the WOPOA position on this.

There being no further questions from the floor and no further business to conduct, Director Spradley made a motion to adjourn the meeting at 11:48PM and Secretary Martin seconded the motion. The vote was 5-0 to adjourn.

Secretary/Treasurer - Patrick J Mulligan.

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