

WINDERMERE OAKS WATER SUPPLY CORPORATION

Minutes of Open Meeting held August 27th, 2010 2:30 AM. **Action items are marked in yellow.** President Spradley called the Board Meeting to order at 2:35PM at the WOWSC Offices. Board members present were President Spradley, Vice President Jackson, Secretary/Treasurer Mulligan, and Director Earnest, which constituted a quorum to conduct company business. Director Martin was not in attendance.

Also in attendance were Bill Doffing, Mike Madden, Hubert Lormand, Don Vogelsang and Bob Teaford as members at large and unofficial representatives of the Community. Additionally Manager Burriss and Operator Black were in attendance.

The minutes of the previous open meeting of June 13 2010 were presented to the board. Director Jackson moved to accept the minutes and was seconded by Director Earnest. The minutes were approved by a vote of 4-0.

President Spradley opened the meeting by inviting Bob Teaford of the **Pilots Landing** to address the board. **Mr.** Teaford petitioned WOWSC to release the water consumption amounts of another WOWSC member. He had requested this information from Manager Burriss earlier and Burriss had consulted with **Company Attorney Mark Zeppa** who had said that we were not obliged to release the information without prior approval from the affected member. **Mr.** Teaford said that his attorney had told him that we were obliged to release the information regardless of what the affected member says. Secretary Mulligan made a motion to get clarification from Mr. Zeppa regarding how much information we could release to a member. **(who seconded & vote was 4-0)** **President Spradley agreed to approach Mr. Zeppa about this issue.**

The board reviewed the manager's report, in particular the fact that we had just been reviewed by TECQ for the first time since building the new plant and we passed with flying colors. As part of his report Burriss discussed the apparent lightning strike that knocked out some significant sections of the plant. Member Doffing suggested that we might have reduced some of these problems had we used an isolation transformer. **Manager Burriss said that we had some in place and they had been bypassed by the lightning strike but that we would discuss this with an electrician to see if we needed to install more.**

Larry Black of Crystal Clear Water Management has provided WOWSC with a contract to provide operation and management services. This contract was reviewed by current Manager Burriss and President Spradley. President Spradley asked for a motion to accept the contract. Director Earnest made the motion

and VP Jackson seconded it. The motion was approved 4-0. **President Spradley will sign the contract.**

Manager Burriss stated that David Embrey has been doing the billing **and collections** for WOWSC for the past 6 months without any problems. Burriss recommended that WOWSC accept his contract to perform this function on a full time basis. **Manager Burriss advised the Board that we would need to purchase RVS and QB software for the company use, since the company's business was previously entered in software owned by Water Management.** VP Jackson made a motion to accept the contract; this was seconded by Director Earnest. The motion was approved 4-0. **President Spradley will sign the contract and Manager Burriss will purchase RVS and QB on behalf of WOWSC for use by Embrey.**

President Spradley discussed Director Martin's request to have the deck of his proposed new house slightly encroach the WOWSC **utility easement**. President Spradley made a motion to approve this with the understanding that there would be no material restrictions to WOWSC's access should it be necessary for maintenance. Secretary Mulligan seconded the motion. The motion passed 4-0

President Spradley presented the **Preliminary** engineering report from the LCRA for the suggested improvement to our wastewater system that will entail us installing a new lift station at the existing plant to pump our sewage via a 6 inch main for treatment at Ridge Harbor and then pumping **clear water effluent** back to our spray field. This will also entail closing the existing lagoon and relocating it at Ridge Harbor or on our property next to Exeter. Currently the cost estimate from LCRA would make this a more expensive proposition than installing our own treatment plant and staying independent. We believe we will be able to negotiate with LCRA to lower their cost estimate because they are unable to expand their own system without the use of our spray fields. President Spradley appointed Manager Burriss to review the LCRA documents in detail and make a report to the board. He also asked for volunteers for a committee to work with Burriss, Mulligan and Earnest volunteered **and were appointed to serve on this committee.**

Old Business

WOWSC purchased a mower for use by Crystal Water Management to mow WOWSC property only.

Manager Burriss will follow up with his earlier actions to complete the 'right of way' negotiations to Ridge Harbor with Werrick Armstrong.

The Tennis Village committee is still investigating and will report at a future meeting.

President Spradley appointed Manager Burriss to work on (the 2-part- delete) tariff updates so that a needed changes could be implemented by end of the

year. These changes may include an option for grinder pump maintenance by the WOWSC for the members.

The contract between the WOPOA and Crystal Water Management to maintain their pools has been approved and until further notice, Manager Black will give all of his invoices directly to Director Earnest for payment.

President Spradley and Manager Burris will review our existing contract with Sunset Utilities and present it to the WOWSC BOD at the next meeting.

Secretary Mulligan made a motion to send a check to Judge Klaeger at Burnet County for \$500.00 for our participation in the Burnet-Llano county regional water facility planning study. This study was approved by the BOD on January 9, 2010. President Spradley seconded the motion. The motion passed 4-0.

We received the notice of a Sherriff's sale for lot 151 and Burnet County has sued to eliminate our **lien** position and **sell the property for delinquent property taxes.**

President Spradley estimated the 2010 budget is adequate for the rest of the year.

The next meeting will be at the discretion of the President.

There being no further questions from the floor and no further business to conduct, Director Spradley requested a motion to adjourn the meeting. VP Jackson made the motion, which was seconded by Director Earnest at 4:15PM. The vote was 4-0 to adjourn.

Secretary/Treasurer - Patrick J Mulligan.