



## Windermere Oaks Water Supply Corporation

424 Coventry Rd  
Spicewood, Texas 78669

2013 Board of Directors:  
Pat Mulligan, President  
Dorothy Taylor, Secretary  
Bill Earnest, Director  
Mike Madden, Director  
Scott Penner, Director

**Open Board of Directors meeting held: Wednesday July 17, 2013**  
**Board Members Present:**

Pat Mulligan, President  
Dorothy Taylor, Secretary  
Bill Earnest, Director  
Mike Madden, Director  
Scott Penner, Director

### MINUTES

President Mulligan called the Board meeting to order at 6:30 pm . Quorum Present.

Minutes from the June 12, 2013 were presented for review. Mike Madden made a motion to approve, seconded by Bill Earnest. Unanimous Board approved.

Dorothy Taylor gave an update of the information and data that Central Texas Water Coalition had presented at the TCEQ meeting and the Region K meeting. Most recent at <http://www.ourwater-ourfuture.com>

Dorothy presented revised language for the “Due Dates, Delinquent & Service Disconnection Date” section of the WOWSC tariff. Bill made a motion to approve, seconded by Mike. Unanimous Board approved below.

**13. Due Dates, Delinquent Bills, and Service Disconnection Date.** The Corporation shall mail all bills on or about the 30th of the month. All bills shall be due and payable upon receipt and are past due beyond the date indicated on the bill (allowing approximately fifteen (15) days to pay), after which time a penalty shall be applied as described in Section G.

A bill is delinquent if not paid on or before the past due date. Payments made by mail will be considered late if postmarked after the past due date.

After the past due date, a final notice shall be mailed outlining disconnection of service. Ten days after the mailing of the final notice (as postmarked with the U.S.Postal Service) WOWSC service will be disconnected if payment has not been received.

If the past due date for the regular or final billing is on a weekend or holiday, the past due date for payment purposes shall be the next day the Corporation office is open for business after said weekend or holiday. For all disputed payment deadlines, the date postmarked on each bill will determine the beginning of each billing cycle or final notice mailings.

The above new language will make our policy clear and should be sent to the “Past Due List”.

George Buriss shared the Manager’s Report:

#### **WATER MANAGEMENT, INC** **Manager’s Report for June 2013**

The main issues for Windermere Oaks W.S.C. continue to be the lake level, and the deteriorating condition of the wastewater plant. According to the L.C.R.A. website, the level of Lake Travis on June first was 629.17 and on June 30<sup>th</sup> it had fallen to 626.52. On June 3, with the lake level at 628, the deepest hole, which our operators could find, was 14 feet deep . This would put the bottom in the 614 vicinity. However, if the lake level approaches this number, there would be some point slightly above 614, at which the pumps could no longer deliver water to the plant.

Hopefully, even if the level at Mansfield Dam drops below 620, there will be water in the area of our intake barge, due to a berm which spans the riverbed between Windermere and Ridge Harbor. On June 3<sup>rd</sup> this berm was measured to be about three feet below the surface. At the end of June there was about one foot of water over the lowest part of the berm. When the measurement was taken, water which had been passed through Starcke Dam in order to run the generator, was flowing over the berm.

The hope, and an important part of the strategy to cope with this circumstance, is that as generation water is released downstream, this berm will retain enough water to sustain the continued operation of the water plant. It appears that as the lake level drops below the level of the berm, that is below 624-625, there will be about ten feet of water in the pool being held by the berm.

Billing Questions: (830) 598-7511 Ext 1  
Water or Sewer Emergency: Phone (830) 598-7511 Ext 2



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So long as the berm is effective in creating this small reservoir, and so long as L.C.R.A. continues to release water through the generators at Starcke, there is a reasonable chance that the operation of the water plant can be sustained. In a recent phone call to David Walker, the Manager of River Operations, Mr. Walker said that he anticipates the releases from Lake Marble Falls to continue on a daily basis. The routine has been for L.C.R.A. to run its generators for two to four hours a day, typically in the late afternoon. The water released in the afternoon then takes about 12 hours to reach Turkey Bend, which is the bend in the river where Windermere is located.

Admittedly, this strategy seems tenuous, at best, but it does have a chance. If it fails to materialize, then the alternatives are significant rainfall, or hauling in water by the truckload. In a recent conversation with Darrin Barker, with Corix, he said they have had conversations with some of the water haulers, but had not entered into an agreement with any of them, as yet. Dorothy Taylor has also contacted several of the haulers, and has developed a plan for us to implement this alternative if we are forced to do so. Mr. Barker also suggested that W.O.W.S.C. and Ridge Harbor could lease a tractor-trailer jointly, and thereby share the hauling expenses. He still has a close relationship with L.C.R.A., and says they will cooperate in securing a water source.

With respect to the wastewater plant, there have been three major questions imbedded in the issue of building a new plant. These questions are:

What kind of plant should be built?

Should the plant be built on its current site or moved to a new location?

How much will it cost?

The answer to the first question is determined by deciding on a treatment concept. Because W.O.W.S.C. owns considerable real estate, the treated effluent can be sprayed onto a field. Most utilities lack that option, and are forced to treat the sewage to a high level in order to discharge the effluent into the lake. But since W.O.W.S.C. has the option of irrigating with the effluent, the sewage can be treated to the lowest level that T.C.E.Q. will allow. That treatment concept is the same design on which the present plant is based. So, the new plant could be a design like the current plant, which is also the most economical option.

The answer to the second question is a matter of costs. Preliminary cost estimates have been developed which demonstrate that the costs of building a new plant in its present location, or on the acreage east of Exeter, are approximately the same, except for the cost of building a new lagoon. If the plant were moved, a new lagoon would be required, whereas if the plant remains at the present site, then the current lagoon could be rebuilt. The difference between these two options is about \$100,000. All other items associated with moving the plant would total about another \$100,000. However, once the plant is moved, the real estate occupied by the current plant could be sold. So, these differences could possibly be offset by the sale of the real estate.

The estimates of the costs are being updated, but the proposal for the construction of the treatment plant components was received in the last few days, which supports the reliability of the projections.

### OTHER DEVELOPMENTS

- Burnet County awarded a contract to Water Management, Inc. to rebuild the intake barge, which will make the barge more stable in severe conditions as well as enabling it to operate in shallow water.
- A project to address oak wilt was conducted in the area near the entrance to Pilot's Landing. In conjunction with that project, the contractor cut a main on Coventry near the Dial residence. The W.O.W.S.C. operators had marked the location of the water main which was indicated on the utility plats. However, a second water main had been installed at some time in the past, and had not been drawn on the plat.
- The annual Water Quality Report was prepared and mailed to each member. The report showed that the water plant had recorded no readings which were not within state and federal specifications

Respectfully submitted,  
George Burriss

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So that the Board can compare costs to the water haulers that Dorothy has spoken with, Board asked that George speak to Darrin Barker to get more specifics regarding costs etc if WOWSC were to join with Ridge Harbor to secure water if it becomes necessary to truck into Windermere Oaks.

Will need to update the Emergency Tariff from 2011 with the new minimum sewer rates and review to make sure that current water hauling costs are covered in the Water Rates of the Emergency Tariff.

George Burriss also updated the Board regarding TDA Grant: materials for the additions to the barge had been ordered and were scheduled to be delivered to Pat on Friday July 19<sup>th</sup> for the beginning of assembly which would take approximately two weeks. Once done it would be taken to San Antonio for the coating process. Once coating was done it would be put into water to complete the process. Reminded that photos need to be taken to send to Burnet County for files.

George Burriss shared with the Board a bid from Southwest Fluid Products, Inc for the construction of a new WWTP. It was decided to have a meeting to discuss Board's plans on the WWTP to members and community. Tentative date set: Saturday August 24, 2013. Prior to that meeting, the Board will have a working Executive meeting to determine presentation specifics.

Board all agreed that George should proceed with updating all condo meters for ease and proper reading.

President Mulligan presented financial P&L.

President Mulligan discussed delinquent standby fees and liens filed. Dorothy and Mike volunteered to work as a committee on this issue. Pat to share data with them for review.

President Mulligan advised that WOWSC has paid off loan in full to WOPOA.

President Mulligan needs to follow up with the WOWSC attorney regarding easement issue.

Dorothy Taylor will notify bank to send all notices (including bounced check notices) and statements by mail to Dave Embrey.

Dorothy advised that she would be attending a Firm Water Customer meeting on July 18th at LCRA offices.

Board advised George Burriss to proceed with having core samples of property done.

There being no further old business or new business, motion was made by Mike Madden to adjourn, Bill Earnest seconded, all board members approved. Meeting adjourned 8:50 pm

Submitted By Dorothy Taylor