



## 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: Saturday, August 24, 2013**

### **Board Members Present:**

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

### **MINUTES**

President Mulligan called the Board meeting to order at 10:06am . Quorum Present.

Minutes from the July 17, 2013 were presented for review. Bill Earnest made a motion to approve, seconded by Scott Penner. Unanimous Board approved.

George Burriss gave an overview of the changes being made to our existing barge. The steel structure work has been completed and will be brought to San Antonio for the galvanizing coating process. Once this work is completed, floats are on hand to be ready to put in the lake. Once changes to barge have been completed, the barge will be more stable to withstand storm movement. Pumps now are horizontal. A “hole” in the lake has been identified at 615 ft elevation. LCRA’s water release is key to maintain WOWSC “pool” of water for WOWSC intake.

President Mulligan showed photos of the existing Waste Water Treatment Plant and made a presentation to Members attending:

**The Board of Directors of Windermere Oaks Water Supply Corporation proposes to upgrade our existing Waster Water Treatment Plant to ensure continued operation and future growth.**

### **1. Existing WWTP (Waste Water Treatment Plant)**

- The existing condition is poor (see \*appendix below).
- We run the risk of future liability and fines.
- We have the potential for emergency failure.
- We have the potential for higher maintenance costs.

### **2. Proposed Construction**

- Top quality plant built to last for another 30years.
- Our contractor is *Water Management Inc.*, who built our existing Water Treatment Plant and currently manages it.
- We expect to be complete by spring 2014.
- We have evaluated a number of engineers and propose to use *Wasteline Engineering*.
- Our proposed Plant manufacturer is *Southwest Fluid Products*.



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### 3. Proposed Location

- New Plant will be located east of Exeter road.
- This will free existing airport land for sale and give us the highest and best use of our property.
- We will respect the existing deed restrictions of 'buffer zone' between the old plant property and Soda Creek road and will not give permission for any development of that property.
- New Plant will be closer to existing 3-phase power supply.
- New Plant and lagoon will be hidden behind cedar break.
- New Plant will be surrounded by security fence.
- New Plant will be unobtrusive.
- Perimeter lights will only come on in an emergency.
- Excavation materials from new lagoon will be transported to existing airport property for future construction.

### 4. Environmental

- No smell.
- No noise.
- Possible future use of gray water for irrigation will be evaluated at completion of project but would cost an estimated additional \$100,000. (possibly a wetlands)

### 5. Financial

- Approximate cost of \$750,000.
- Combination of funding sources:
  - Cash in bank.
  - Sell existing plant property, see #3.
  - Bank loan.
  - Minor rate increase, if required.

**\*Appendix** - *General description of current WWTP condition. There are seven major components in our WWTP:*

1. *-Aeration basin (the big rectangular tank where the waste water is mixed by air injection).*
2. *-Air injection pumps (large blower motors which pump large amounts of air into the aeration basin).*
3. *-Clarifier (large round tank which decants the sludge from the clear effluent).*
4. *-Sludge digestion tanks (tanks which allow the sludge to be reduced by anaerobic bacteria).*



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5. *-Chlorine contact tank (tanks where the effluent is disinfected).*

6. *-Lagoon (large pond from which the effluent is pumped to the irrigation field)*

7. *-Irrigation field (Where the effluent is discharged back into the environment).*

- *The aeration basin is dilapidated beyond the point of being repaired. It needs to be replaced.*
- *The blowers are driven by single-phase motors and need to be replaced by more efficient three-phase units.*
- *The clarifier is marginal, but could be rehabbed.*
- *The digester is not salvageable.*
- *The contact tank could be rehabbed, but the expense probably would be at least equal to replacement.*
- *The only reusable thing about the lagoon is the hole in the ground, and the rehab would cost at least 50% of replacement.*
- *The irrigation field will be enlarged and incorporated into any of the alternatives.*

*There is very little of the existing plant that is salvageable; essentially all of it needs to be replaced. In addition, there is no redundancy. That is, no component can be taken out of service for maintenance. Therefore, to upgrade the present plant would entail duplicating each component, then replacing the existing component. The biggest single savings between rebuilding where we are and moving to the other side of Exeter is the cost of excavating for the new lagoon. However this difference is partially offset by the increased cost of building one component then replacing its redundant counterpart.*

There were numerous comments and questions from the Members regarding the WWTP presentation.

Dewey Hollingsworth recommended that WOWSC Board have an independent appraisal of the property that will be considered to possibly sell to help finance the new WWTP.

The Board announced that WOWSC would remain at Stage 2.5 of our drought contingency plan and that we would have Oberg Properties send a notice to each property owner with a link to WOWSC website with details of each Water Stage. It was also discussed that the Stage number restrictions from one community to another are different. This does create confusion.

Motion was made by Bill Earnest that Board should proceed with moving forward with the new Waste Water Treatment Plant. Seconded by Scott Penner. Unanimous Board approved.



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A Member brought up the idea of individuals having a water tank on their own property. George Burriss reminded everyone that using tank water for domestic use in the home could possible cause cross contamination.

There being no further old business or new business, motion was made by Bill Earnest to adjourn, Scott Penner seconded, all board members approved. Meeting adjourned 11:08am

Submitted By Dorothy Taylor

Below is the copy that was sent by Oberg Properties to WOPOA

**From:** Windermere Oaks Property Owners Association

[<mloberg@obergproperties.com>](mailto:mloberg@obergproperties.com)

**Subject:** An Update from The Windermere Oaks Water Supply Corporation

**Date:** August 27, 2013 11:36:30 AM CDT

WOWSC customers/members,

The Windermere Oaks Water Supply Corporation Board had a meeting on Saturday August 24th and during the meeting a few individuals in attendance asked that we send out the WOWSC Restrictions for Water Use that are contained in our Drought Contingenc Plan.

[Clcik here for Drought Flyer](#)

**Windermere Oaks is currently in Stage 2.5 of the Plan.** (Remember that all restrictions of Stage 2 remain in effect plus the additional restrictions under Stage 2.5)

The Drought Committee of Windermere Oaks Water Supply Corporation will continue to monitor the Lake Travis elevation on a daily and weekly basis and will advise if a change in the Stage Restriction is needed or if LCRA implements a mandatory pro rata curtailment when the combined storage of Lakes Buchanan and Travis reaches 600,000 acre feet.

You can also find the attached Drought Flyer / Water Restriction Stages on our website: [http://www.wowsc.org/DroughtDocs/WOWSC\\_Drought\\_Restrictions.pdf](http://www.wowsc.org/DroughtDocs/WOWSC_Drought_Restrictions.pdf)

If you have any questions, please contact [secretarytreasurer@wowsc.org](mailto:secretarytreasurer@wowsc.org)

Thanks

Windermere Oaks Water Supply Corporation Board

Billing Questions: (830) 598-7511 Ext 1

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