

# **WINDERMERE OAKS WATER SUPPLY CORPORATION**

Minutes of open Meeting held June 14 2014 at 9:30AM. President Mulligan called the meeting to order at 9:45AM at WOWSC offices. Board members present were President Mulligan, Directors Taylor and Earnest, Manager George Burris, member at large, Bill Doffing.

President Mulligan determined that there was a quorum of Directors present. Minutes of prior meetings were not available for approval.

Manager Burris presented his manager's report (attached).

## **Managers Report - May 2014**

Over the winter and spring the lake level had dropped to around 625' above MSL. By the end of April the rainfall deficit for 2014 was about 5" below average. In May, however, the rainfall totaled just over 7", which was about 2" above average, even though May has been one of our wetter months. At the end of May the lake level was at 629'.

The weather forecasts are slightly optimistic that moderate temperatures, and a couple of expected low-pressure systems, will give us some additional rainfall perhaps through mid-June. At some point though the onset of a Texas summer, in earnest, seems to be inevitable. If the lake level were at 630' on June 15, and if the lake resumes its normal drop of about 1' per week, then at the end of August we could still be around the 620' level. According to our previous measurements, we think we will still be operating the water system normally, so long as the lake is above the 614' area. The present circumstance, coupled with the prospect of the formation of an El Nino pattern later this fall, makes us reasonably optimistic that hauling water may not be necessary.

Work on the new Waste Water Treatment Plant continues, and even though the rainfall forced a couple of lost days, as of the end of May the project is about three fourths complete. So far, the treatment plant components have been delivered, and they have been set in place. The manufacturer's installation crew has nearly completed the assembly process. The biggest step of the construction project has been the excavation of the holding ponds, and the installation of the membrane liners. Both of these items have been finished, and the ponds are ready to be put in service. The electrical work is over half finished, and the installation of the pipelines which will connect the new plant to the existing sewer system, has begun. The progress so far puts the anticipated completion date around the end of June.

## **Other Developments:**

- Ron Slimp reported that the pumps in the lift station in front of his house were running constantly. Larry and I responded and found a problem

with the floats, which we corrected by reinstalling the floats and rerouting the wires. A main pump relay was also replaced.

- The wiring problem with the lift station on Derby resulted in the failure of one of the pumps. Larry replaced the defective pump with a spare pump from our storeroom.
- There have been several computer problems over the past several months and repeated instances when the plant was running normally, but the computer failed to record required data at given intervals, such as pressures, tank levels, and water quality parameters.
- Dave has investigated the problems, but he is unable to correct the SCADA issues and he thinks our computer is defective and needs to be replaced.
- Terry Hinkle, a SCADA technician, was called out to analyze the computer issues. He also says the computer should be replaced. Also the SCADA program is out of date, and cannot be supported. Therefore, a new SCADA software package should be installed when the computer is replaced. He is now working on a proposal to address all of the computer issues. Also, he has been asked to give an estimate for tying all of the lift stations, as well as the new WWTP, into the SCADA system.

Respectfully submitted,  
George Burris

Pat Mulligan presented an update the finances for the WWTP to the BOD with a recommendation to borrow an additional \$44,514.20 to complete the project and will present this to non-present board members Mike Madden and Scott Penner upon their return to WO. A motion was made by Bill Earnest to approve this, subject to verbal confirmation by Directors Madden and Penner. Dorothy Taylor seconded and the vote was 3 to 0 to approve.

George Burris presented an update to the situation regarding proposed the SCADA systems for the existing WOWSC Water treatment system, necessary updates to our existing computer with Windows 7 and the latest version of Wonder ware. The new computer was estimated at \$2,322.72 and the upgrade to Wonderware was \$6,174.90. Director Earnest made a motion to upgrade the computer and Wonderware for a cost NTE \$9,000.00. Director Taylor seconded the motion, which carried with a vote of 3-0.

Pat Mulligan presented a quote from Watson Surveying to survey the 11.00 plus acres. His quote is between \$1,600 and \$2,400 plus tax and any additional easements or potential lot splits. Bill Earnest made a motion to accept the bid. Dorothy Taylor seconded the motion, which was carried by a vote of 3-0.

Pat Mulligan presented a quote from CPA Mike Fitzpatrick of Austin for accounting services to reflect our new loan payment; valuations of property and

revised receivables now the lien notices are complete. His rate is \$150.00 per hour. First meeting 2 to 4 hours review with financial representatives of WOWSC plus setup of 2 to 4 hours. This can include a continuing regular review of financials for about 2 hours per month if required. Also available are QuickBooks services, which we already receive from our management company at \$75.00 per hour. The board agreed to defer a vote on this until the full board was available. The board also agreed to defer the review of lien filings until another meeting.

The BOD confirmed by all in attendance that this was a regular WOWSC BOD meeting with Pat Mulligan officiating as President.

The meeting was adjourned at 11:58 AM.

Minutes prepared by President - Patrick J Mulligan 9/21/2014.