



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2017 Board of Directors:

Dorothy Taylor, President
Jerry Ingham, Vice President
Jeff Hagar, Secretary/Treasurer
William Stein, Director
Bill Billingsley, Director

Open Board of Directors meeting held: Wednesday, December 13, 2017.

2017 Board Members Present: Jeff Hagar, Jerry Ingham, Bill Billingsley, William Stein, Dorothy Taylor

Minutes

The meeting was called to order at 6:04PM by Dorothy Taylor. A quorum was established and all Board Members were present.

Items from the Agenda:

- 1) All Board Members were present establishing a quorum.
- 2) Speakers signed up. No one signed up to speak.
- 3) Approval of the August 30, 2017 Meeting Minutes. Dorothy called for a motion. Made by Jeff Hagar and seconded by Jerry Ingham. All voted in favor to approve.
- 4) Review and Approval of August, September, October and November 2017 financials. Motion made to approve by Bill Stein and seconded by Jeff Hagar. All voted in favor to approve.
- 5) Manager's Report. Tennis Village Lift Station project is underway. Tanks to be delivered on 12/11. Site is being prepared for installation. A temporary fence is being installed around the site. Old building being removed. This will allow excavation for new tanks. George reported no surprises to the budget. As part of the budget for 2018 the following projects plan to be addressed: Recycle Backwash, Clean inside of Tanks, Install circulating pump on chlorinator at sewer plant, replace sight glass at water plant, replace defective valves and meters, repair flush valves, replace pump room doors, CCN (Certificate of Convenience and Necessity) Amendment. We need to increase the CCN boundary. Found a lady who uses Google earth to amend the boundaries. The following capital improvement projects are proposed: Generator, Clarifier pipe in WWTP units, Airport Irrigation (although the airport would need to pay the \$10,000 budget request). Easement was not as expected when doing the layout for the sewer lines. Rate analysis is ongoing with guidance from T.R.W.A.. Karri has reorganized our records to comply with P.U.C. format and the data was submitted to T.R.W.A.. This information will determine a new rate structure based on actual cost. To date, we've only received preliminary results indicating a minimum charge of \$75.25 for water and \$44.43 for sewer. We should have a final recommendation by 12/15 and a new template update from T.R.W.A.. The new VOIP phone service was installed successfully. The hard drive was replaced on the water plant computer.
- 6) Emergency Generator being donated by HCA. Jeff to follow-up after the first of the year.
- 7) George stated some our neighbors have contacted him about possibly needing some of our capacity to treat effluent. Still haven't received any proposals or engineered plans. CORIX did ask if we'd consider excess from Ridge Harbor.
- 8) Member request for 2nd meter tabled, until we complete the new rate analysis.
- 9) Review and discussion of 2018 Election procedures. Jeff Hagar made the motion we adopt the procedures. Bill Stein seconded the motion and it passed unanimously. Dorothy proposed the Annual meeting in 2018 be on April 21st. Notice goes out prior to January 31st. Credentials committee is Bill Stein, Bill Billingsley and Nicki Cambell. Still need to select an election auditor.
- 10) Review and discussion of proposed budget for 2018. Costs and income tracking. CORIX proposing a possible increase. George has asked for an increase. This request will be reflected in the 2018 Budget, as well as an adjustment for Karri, based on George's suggestion. Both to be



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discussed during Executive Session.

- 11) At 7:25 the Board went into Executive Session.
- 12) At 7:40 the Board meeting resumed.
- 13) Old or New Business. Owner of Lot 10 broke a waterline; we need to send them a bill. George said he'll take care of the billing. POA voted to share email addresses with WOWSC. Notice sent to everyone to allow them to opt out. Once completed, CAM will share with Dorothy. CAM will also let WOWSC know when there's a real estate transaction, so WOWSC will have the latest Owner information.

Jeff Hagar made a motion to adjourn, seconded by Dorothy Taylor and unanimous approval of all board members present. Meeting adjourned at 7:43 PM

Submitted by:



Jeff Hagar

APPROVED BY WOWSC Board on January 11, 2018