



# Windermere Oaks Water Supply Corporation

424 Coventry Rd  
Spicewood, Texas 78669

**2018 Board of Directors:**  
David Bertino, President  
Norman Morse, Vice President  
Mike Nelson, Secretary/Treasurer  
Dorothy Taylor, Director  
Bill Billingsley, Director

**Windermere Oaks Water Supply Corporation (WOWSC) meeting held: Wednesday, November 14, 2018**

**2018 Board Members Present:** David Bertino, Norman Morse, Dorothy Taylor, Bill Billingsley, Mike Nelson

## Minutes

The meeting was called to order at 6:35PM by David Bertino. A quorum was established with all Board Members present.

- 1) Comments from citizens and members who have signed sign-up sheet to speak (3 minute limit per person).
  - a. None
- 2) Review and consider and take action to approve minutes of prior meetings.
  - a. Motion made and carried to approve August 2<sup>nd</sup> and October 10<sup>th</sup> minutes accepting Dorothy's email updates to both.
- 3) Review discuss and approve financial statements.
  - a. Karri reviewed October financial statement
    - i. Repairs include:
      1. WTP PEC Power Failure 9/11/18
      2. WTP PEC Power Failure 10/16/18
      3. Barge Storm Power Failure 10/16/18
        - a. Dorothy contacted Burnet County re: possible reimbursement for repairs
    - b. Karri has provided monthly financial statements for May through October
    - c. Motion made and carried to accept May through October financial statements
- 4) Review, discuss and vote on customer request for adjustment of water bill.
  - a. Account #113 mailed a request in January to George for check of their water meter as their water bills looked to be too high. George replaced their meter during the winter with a new meter. After meter replacement George received an additional letter stating their water bill was still too high.
    - i. George found the original meter to be read low when it was checked after it was replaced.
    - ii. David looked at account #113's previous twelve months of usage and it looks similar to recent usage.
    - iii. George has looked at this new water meter from time to time and only has found evidence of a minor leak (like a toilet leaking) and nothing that would explain high usage.
    - iv. WOWSC replaced the meter without charge to account #113 during the winter.
    - v. Motion was made and carried to let the bill stand.
- 5) Review and discuss request from the Spicewood Airport for effluent water to be used to water the grass runway at the airport.
  - a. Motion made and carried to table discussion for this meeting

- 6) George discuss new or old developments, flood and storm damage, and costs, solutions.
  - a. George handed out barge repair and improvement estimates.
  - b. David spent a lot of personal time searching for WOWSC's barge. It was found downstream ~15 miles in a log jam. George was told a marina dock hit our barge dislodging it.
  - c. David said it took ~15 hours to tow our barge back to the WOWSC marina at a cost of ~\$3500
  - d. Our barge has two five horse power pumps and two ten horse power pumps. Each pump has its own power cable.
  - e. Three power cables broke from the barge and the fourth power cable was pulled from the hill and remained connected to barge
  - f. The barge's anchor was pulled out of the ground.
  - g. The water intake PVC manifold was pulled from the hill.
  - h. The barge's water intake manifold was tweaked / weakened.
  - i. One electrical disconnect panel on the barge was pulled away it.
  - j. The barge platform maintained pretty well through the flood.
  - k. David recommends using stainless cables.
  - l. David proposed installing four anchors into the hill.
  - m. Water intake uses 300ft poly pipes.
  - n. David and George took a class learning to weld poly pipes after receiving a ~\$2000 quote to weld our water intake poly pipes
  - o. WIP obtaining bids on electrical wire.
  - p. Our four water pumps, two ten horsepower and two five horsepower, are at the shop for maintenance.
  - q. A borrowed water pump from Corix went down after three days of use.
  - r. George purchased a five horsepower pump for the standby intake system.
  - s. WOWSC remains on the standby intake system → one five horse power pump with 2" water intake pipe.
  - t. WOWSC will have to eventually go to four ten horse power pumps to meet future demand.
  - u. David proposed adjusting the frame height to improve access to the pumps.
  - v. Insurance has a \$25K deductible
  - w. Estimate at least ~\$25K replacement and repair costs
  - x. David found a \$500 boat motor. WOWSC boat's motor (Honda) is not working. Need to include motor installation costs (likely additional \$500).
  
- 7) Review, discuss and take any appropriate action including voting regarding flood and storm damage and costs.
  - a. Motion made and carried to make available \$26K from capital reserve to fund water intake replacement and repair costs and replacement boat motor.
    - i. Burnet County may reimburse some of the water intake repair costs.
    - ii. Track water intake repair line item costs for potential reimbursement. -- Bookkeeper
  
- 8) Consider and take any appropriate action to review and discuss the development of the corporation's 2019 Budget in light of new rates, legal fees, and other expenses recently identified.
  - a. George and Karri have started to work on the Y2019 budget
  - b. June rate increase shows increased revenues
  - c. AI: How best to project Y2019 revenues with rate increase – Mike
  - d. How many new taps to include in Y2019?
    - i. AI: Ask POA for Y2019 projections – George
    - ii. AI: Ask Elder Homes for Y2019 projections - George
    - iii. Tap fees and expenses
  - e. Loan balloon payment of \$171,524 due on May 4, 2021
  
- 9) Review, discuss and take any appropriate action including voting regarding hiring a new book keeping service.
  - a. Corix is not interested in the position (too small)
  - b. George found two more book keeping candidates. George has not yet called their references.

- c. George spoke with one candidate for a couple of hours who lives in Horseshoe Bay. She has QuickBook experience and previously ran her own business in San Antonio. The second candidate lives in Marble Falls.
- d. Motion made and carried for new book keeper to report to George, for Karri to interview candidates, and for George to review the candidates' references and background.

10) No Executive Session held at today's board meeting.

- a. Expect appraisals report to complete within the next two weeks. The appraisals report was expected in the first week on November.
- b. Proposal:
  - i. After receiving the appraisals report, hold a special board meeting to discuss the lawsuit and appraisals report in Executive Session.
    - 1. Target 6:30PM Monday, November 19<sup>th</sup>
  - ii. Then hold board meeting with the neighborhood to review the lawsuit and appraisals report.
- c. Request made that one of the next board meeting agendas include WOWSC election and Annual meeting scheduling.
  - i. Need to hold a meeting to announce the WOWSC election

11) Review, discuss and take any appropriate action including voting regarding property appraisal funding, legal counsel engagement, pending or contemplated litigation; settlement offers; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of specific personnel; and the TOMA Integrity, Inc. lawsuit and legal matters directly related to this lawsuit.

- a. None

12) Discuss any new matter or business that is presented to the Board, include on agenda for next meeting if necessary.

- a. None

13) Motion made and carried to adjourn. Meeting adjourned at 7:47PM.



Submitted by: Mike Nelson

APPROVED BY WOWSC Board on February 9, 2019