



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2018 - 2019 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: Saturday, February 9, 2019

2018 - 2019 Board Members Present: David Bertino, Dorothy Taylor, Bill Billingsley, Mike Nelson

Minutes

The meeting was called to order at 10:13am by David Bertino. A quorum was established with four Board Members present.

- 1) Comments from citizens and members who have signed sign-up sheet to speak (3-minute limit per person).
 - a. Mark A McDonald: Concerned about when repair of WOWSC barge will complete as weather will be getting nice soon and folks will want to use the boat launch ramp. WIP obtaining bids for barge electrical repair. Obtaining bids has been impeded by finding electricians willing to work on electrical repairs on the lake.
 - b. Patty Flunker: Concerned about the recent Austin water odor issue due to zebra mussels. Per George, there are no zebra mussels at our end of lake Travis at this time.
- 2) Review, discuss and take any appropriate action including voting regarding TARIFF.
 - a. Texas Rural Waters highlighted changes needed in our lengthy TARIFF document.
 - i. Updates include new rates started in July 2018, Applications and Agreement for Membership form
 - ii. Dorothy made the updates highlighted by Texas Rural Waters and George reviewed the updates
 - iii. After approval the updated TARIFF is to be posted on our WOWSC website and provided to the Public Utility Commission of Texas
 - b. Motion made and carried to approve updates to TARIFF
 - c. Dorothy to provide updated Applications and Agreement for Membership form to Lori
- 3) Review, discuss and take any appropriate action including voting regarding approval of minutes of prior meetings.
 - a. Motion made and carried to approve minutes for six prior meetings: August 8, 2018; November 14, 2018; December 4, 2018; January 9, 2019; January 12, 2019; January 28, 2019
 - b. David and Mike generated the August 8, 2018 meeting minutes this week when listening to the recording of the meeting. Mike did not attend the August 8, 2018 meeting.
- 4) Review, discuss and take any appropriate action including voting regarding approval of current financials
 - a. Insurance has \$25,000 deductible for the barge repair
 - b. George is tracking barge repair expenses for submission to the insurance company
 - c. In January, funds have not yet been transferred from the Money Market to checking to cover the barge repair expenses.
 - i. George requested Mike transfer \$5448.68 from Money Market to checking to cover the January barge repair expenses

- ii. George is using barge repair accounts when submitting expenses to Tim Norden and Rosella Salinas
 - iii. Mike to request Tim Norden and Rosella Salinas track and report the barge repair expenses separately
 - d. Motion made and carried to approve the financials for November 2018 and January 2019
 - e. Motion made and carried to provisionally approve the financials for December 2018 based on the CPA has finalized the year, which includes calculation of the depreciation.
- 5) Review, discuss and take any appropriate action including voting regarding new book keeping provider.
- a. Tim Norden and Rosella Salinas report to George Burriss
 - b. Tim and Rosella to text Mike to sign checks on Fridays
- 6) Review, discuss and take any appropriate action including voting regarding CSI letter
- a. George handed out copy of CSI letter. Dates need updating.
 - b. Motion made and carried to approve CSI letter with updated dates
- 7) Review, discuss and take any appropriate action including voting regarding 2019 budget approval
- a. Mike provided an updated Y2019 budget worksheet to Board Members and George with the Y2018 total financials.
 - b. Budget review notes:
 - i. Corix:
 - 1. \$5775 per month for Corix to operate plants (monitor, adjust chemicals, generate reports)
 - 2. Two year contract with Corix with price increase last year.
 - 3. \$45 per hour for repairs + parts
 - ii. Sludge removal:
 - 1. Special projects that are not necessarily done each year
 - 2. Sludge removal shuts down the tank being worked on
 - 3. Pre-treatment does not have replicate tanks and so will need to be shut down for sludge removal
 - iii. LCRA raw water fees:
 - 1. 59K acres contracted now with LCRA
 - 2. 58.8K acres used in Y2018
 - 3. George to assess whether to increase amount of contracted acres
 - 4. LCRA charges 2X cost for usage delta greater than contracted amount
 - 5. LCRA charges 50% cost for usage delta less than contracted amount
 - iv. Accounting increased to \$10K for new bookkeepers, Norden & Salinas, PLLC
 - v. Total Contract Services Professional Engineer – Sewer: Increased for Sewer Permit Renewal (\$2500 + other)
 - vi. Legal/Appraisal: Updated to match Y2018 total
 - vii. Dues/Subscriptions: Updated to match Y2018 actuals
 - viii. Meals & Entertainment: Reduced based on Y2018 actuals
 - ix. Cell phone for Billing Services (Lori):
 - 1. George to purchase phone and submit expense towards Telephone and Internet
 - 2. George to incorporate cell phone plan into his costs.
 - x. Projected revenue just covers projected expenses
 - c. Motion made and carried to approve updated WOWSC Y2019 budget
- 8) The Governing Board of Directors will meet in Executive Session to discuss legal counsel engagement, pending or contemplated litigation, settlement offers, and/or the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of specific personnel, as permitted by chapter 551 of the Texas Government Code, the Open Meetings Act, including but not limited to Sections 551.071, 551.072, 551.074. This will include discussing among the Directors and with legal counsel: the Texas Open Meetings Act, TOMA Integrity, Inc. v. Windermere Oaks Water Supply Corporation (Cause No. 47351 in the 33rd Judicial District, Burnet County, Texas), Double F Hanger Operations, LLC, et al v. Friendship Homes & Hangars, LLC,

et al (Cause No. 48292 in the 33rd Judicial District, Burnet County, Texas), and legal matters, litigation, and potential litigation directly related to those lawsuits and the real property transactions that are the subject thereof, property appraisal conducted by Bolton Real Estate Consultants, Ltd. relating to property owned by the WSC adjacent to the Spicewood Airport, and potentially hiring a bookkeeper or bookkeeping service. No action, decision, or vote with regard to any matters discussed in closed session shall be made in the absence of further notice issued in accordance with Chapter 551 of the Texas Government Code.

- a. Entered Executive session at 12:03am
- b. Executive session ended at 12:23am

9) Review, discuss and take any appropriate action including voting regarding: property appraisal, disclosure, or other related actions; legal counsel engagement, pending or contemplated litigation including but not limited to TOMA Integrity, Inc. v. Windermere Oaks Water Supply Corporation (Cause No. 47351 in the 33rd Judicial District, Burnet County, Texas), Double F Hanger Operations, LLC, et al v. Friendship Homes & Hangars, LLC, et al (Cause No. 48292 in the 33rd Judicial District, Burnet County, Texas) and legal matters directly related to those lawsuits and the real property transaction that are the subject thereof, including potential or contemplated litigation relating to same; settlement offers; and the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of specific personnel.

- a. None

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

- a. Granting and requesting on-line access for new bookkeepers, Tim W. Norden and Rosella M. Salinas, to WOWSC's checking and money market accounts at First United Bank
- b. Annual meeting Saturday, March 9th, at Spicewood Community Center
- c. Board Members to attend Texas Rural Waters training, classes, and / or conferences if they choose
 - i. Conference to be held March 28th and 29th in Austin
- d. Hold next meeting during weeks of February 18th or 25th

11) Motion made and carried to adjourn. Meeting adjourned at 12:30am.



Submitted by: Mike Nelson

APPROVED BY WOWSC Board on February 26, 2019