



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2022 - 2023 Board of Directors:
Joe Gimenez, President
Mike Nelson Vice President
Richard Schaefer, Secretary/Treasurer
Dorothy Taylor, Director

**Windermere Oaks Water Supply Corporation (WOWSC) Board meeting held:
Wednesday June 22, 2022**

Agenda with Minutes

1. Call to Order **at 18:00**
2. Roll call. **Joe Gimenez, Mike Nelson, Dorothy Taylor, and Rich Schaefer were present.**
3. Comments from citizens and members who wish to speak on agenda or non-agenda items (3-minute limit per person).
 - a. Miller – Concerned about fees for new members, i.e. those across the road from the Windermere Entrance.
 - b. M Bertino questioned flags on Exeter.
4. NOTICE OF RESIGNATION – Discussion, consideration and appropriate action regarding letter from Board Member Marcus Vidrine who signaled his intent to resign from WOWSC on April 13. Read letter from Marcus. Board will consider appointing a replacement at a later date.
5. APPROVAL OF BOARD MEETING MINUTES –
 - a. March 19, 2022 –

Motion made, seconded, and unanimously approved accepting the minutes.

6. EXECUTIVE SESSION – The Board will go into Executive Session under Texas Government Code § 551.071 to consult with the WOWSC Attorney regarding pending or anticipated litigation matters listed in item 7 below.

Executive Session began at 18:09

7. PENDING/ANTICIPATED LITIGATION MATTERS – Discussion, consideration, and appropriate action regarding pending or anticipated litigation, including:
 - a. Ffrench, et al., Intervenor-plaintiffs and Double F Hanger Operations, LLC, et al. v. Friendship Homes & Hangars, LLC, Windermere Oaks WSC, et al., Cause No. 48292, 33rd Jud. Dist., Burnet County Dist. Ct.;
 - b. Ratepayers Appeal of Water and Sewer Increases by the WOWSC filed with the Public Utility Commission of Texas; and
 - c. Windermere Oaks Water Supply Corporation, et al. v. Allied World Specialty Insurance Company; Cause No. 1:21-CV-258-RP, pending in the Western District Court of Texas, Austin Division.
 - d. Jeff Walker v. Windermere Oaks Water Supply Corporation. Cause N. 53554.

Executive Session ended at 18:43 No Action taken on any items.

8. MANAGER'S REPORT

a. CLARIFIER AND STORAGE TANK– Update on progress of plans related to clarifier and installation of storage tank accomodating system growth.

After delays, the new storage tank is mostly installed. Need to complete water and electric connections. As a result the next step to convert the old storage tank to a clarifier is also delayed.

b. ZEBRA MUSSEL FILTRATION SYSTEM – Review and consideration of any matters related to update on the installation of filtration system for zebra mussel mitigation.

We have secured the necessary approvals and have taken delivery (June 1st) of a strainer that will filter at a microscopic level, the zebra mussels, and then back flush them back into the lake. We are in the planning stage for installation on the barge. The strainer is considerably less expensive than one previously considered and was purchased for \$13,000.

c. APPLICATION FOR NON-STANDARD SERVICE – – Review and consideration for approval of Jim Madigan/Madigan Homes Inc. application for taps at the Barn Divide, 1020 CR 414 Spicewood. Madigan pays for all installation of infrastructure and for amending WOWSC CCN, then deed that infrastructure over to WOWSC. Each new customer will also pay equity buy in and associated member fees.

Motion made, seconded, and unanimously approved accepting the application with Madigan Homes.

d. APPLICATION FOR NEW COMMERCIAL SERVICE – Review and consideration for approval of agreement to receive water from Corix Utilities at any time when water of sufficient quality and quantity necessary for the health, safety, or welfare of residents of and property served by WOWSC is not available from WOWSC’s own facilities for reasons of planned outages of an identified duration with proper notice, or for an unplanned outage, line break, equipment failure, or other temporary inability to provide sufficient, potable water, or other temporary inability to maintain normal operating water surface elevations in Windermere’s storage tanks.

Discussed becoming a Corix Utilities client, to enable us to receive water from them via a metered 2” line where the two systems are in close proximity. The motivation is to reduce risk in our operations by creating redundancy in the production and availability of water service.

Motion made, seconded, and unanimously approved to enter into Emergency Interconnect with Corix.

9. TREASURER’S REPORT -- Discussion, consideration and appropriate action regarding the Treasurer’s Report.

TABLED to next meeting.

a. Review and consideration of approval for Director Expense Report.

Motion made, seconded, and unanimously approved accepting the expense report for reimbursement.

10. E-BILLING & EPAYMENTS SOLUTIONS – Discussion, consideration and appropriate action regarding the start of service with PayStar, and hear a report on member usage.

Approximately 19% of users are using the payment system. The next step, ability of members to sign up to receive email notification of their bill.

11. INSURANCE – Discussion, consideration and possible action on business operations and D&O policies.

Our previous Insurance provider, who we are in litigation with regarding D & O insurance coverage, has denied us coverage. We are looking for an alternate.

12. NEW BUSINESS – Discussion and appropriate action on agenda for next meeting.
None.

13. NEXT MEETING – Set date, time and place for next meeting.

T.B.D.

14. Motion made, seconded, and unanimously approved to adjourn at 19:37

Submitted by: Richard Schaefer

APPROVED BY WOWSC Board on _____ Jan 10, 2023 _____

