

# **WINDERMERE OAKS WATER SUPPLY CORPORATION**

Minutes of Open Meeting held July 09 2009 6:00 PM. **Action items are marked in yellow.**

President Spradley called the Board Meeting to order at 6:02PM at the WOWSC Offices. Board members present were Kerry Spradley, Bill Earnest, Ewell Jackson and Doug Strain, and Pat Mulligan, which constituted a quorum to conduct company business. Manager Burris was also in attendance with Mike Madden and Bill Leech as members at large.

The minutes of the previous open meeting of May 7th 2009 were presented to the board. Director Jackson moved to accept the minutes and was seconded by Director Strain. The minutes were approved by a vote of 5-0.

It was decided to change the order of the agenda and address the drought at the end of the meeting. The next item on the agenda were the outstanding standby fees.

We discussed the letter received from McCreary, Veselka, Bragg & Allen, P.C. the attorney representing the County of Burnet regarding outstanding tax liens on a number of lots in Windermere Oaks that were the same lots that we had filed liens for outstanding standby fees in 2008. The letter stated that the County would auction these lots on the Courthouse steps and at that time our liens would be cancelled because they are subordinate. President Spradley had asked the County to give us an approximate date for these auctions so that we could consider if we wanted to bid on the property. He was told that they are still processing sales from 2007 so we do not expect our property auctions to come very soon. **Secretary Mulligan and Director Strain will schedule a standby committee meeting prior to the next board meeting.**

We had a meeting two weeks ago, June 25<sup>th</sup> with representatives of the LCRA Darrin Barker and Nathan Gullo. They said that they are abandoning the proposal for WOWSC to supply water to Ridge Harbor and are going to dig a well to see if they can install an infiltration chamber in place of their barge. They are however still interested in sharing their sewage treatment plant with us because they do not have enough land for a spray field. They presented a preliminary design for the sewage interconnection and assured us that they will be able to give us a cost estimate in the next few weeks.

Manager Burris gave us a report on the progress on the re-engineering at Center Cove III stating that depending upon the discussions with the Wynnes most of the work is complete and are almost ready to decommission the lower

lift station prior to demolition. We discussed the letter our attorney Zeppa wrote to the Wynne's attorney and the subsequent reply. It appears from the reply that the attorney, Ken Wynne, may not understand our letter or the fact that the existing lift station cannot be repaired and we are trying to give him a fully operating grinder pump and tank and upgrade his electrical system, so that he can be connected to our existing force main sewer system. Director Mulligan offered to try one last time and negotiate with the Wynne's and their attorney and will arrange to do so after conferring with Zeppa. Director Earnest made a motion to have the engineer survey the lot lines for the Wynne property, including the 722 flood plain contour and the locations of the lower lift station and egress from the Wynne property. Director Strain seconded the motion and it was passed 5-0. **Manager Burris to is commission a survey of the lower portion of Center Cove III to include contour lines, lift station location and sewer connection to the Wynne's property.** Director Earnest also suggested that we determine if the WOPOA has jurisdiction over Center Cove III. **Directors Earnest and Strain will meet with the Bill Leech the President of the WOPAO to determine this on 7/10/2009.**

Manager Burris mentioned that he had written to Jim McAllister regarding his request for us to supply water to his proposed development, based upon the TECQ guidelines provided to us by Zeppa. He had received a reply from McAllister that implied that he had not fully understood our letter to him. **It was agreed that Manager Burris would send another letter outlining what McAllister needed to do for us to supply water to his development.**

Manager Burris presented his report and this was made part of the minutes.

We then discussed the drought conditions in detail and Manager Burris said that the guidelines he presented at the annual meeting were still applicable and that it was a lot easier to link them to the Lake level than percentages of use. We expanded the guidelines to make them easier to understand and Secretary Mulligan agreed to publish them in the form of newsletter. **Manager Burris was directed to do a special mail out of the newsletter to all the members separate from the monthly billing.**

There being no further questions from the floor and no further business to conduct, Director Strain made a motion to adjourn the meeting at 8:32PM and Director Earnest seconded the motion. The vote was 5-0 to adjourn.

Secretary/Treasurer

Patrick J Mulligan.