



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2014 Board of Directors:
Pat Mulligan, President
Bill Earnest, Vice President
Dorothy Taylor, Secretary
Mike Madden, Director
Scott Penner, Director

Open Board of Directors meeting held: Monday, January 13, 2014

Board Members Present:

Pat Mulligan, President
Bill Earnest, Vice President
Dorothy Taylor, Secretary/Treasurer
Mike Madden, Director
Scott Penner, Director

MINUTES

President Mulligan called the meeting to order at 6:08pm . Quorum Present.

Minutes from the Open Board Meeting held Wednesday, November 6, 2013 were presented for review. Bill Earnest made a motion to approve, seconded by Mike Madden . Unanimous board approval.

George Burris shared his Director's Report from November/early December

Lake Travis has benefitted from nearly normal rainfall during recent weeks, so that the level is right at 628' above MSL. The lake has not been above 628 ' since last May, before the onset of summer. During this hot, dry stretch the water plant has continued in operation due to the berm across the river which has held back a small reservoir right at Windermere's doorstep, and the continued releases by LCRA at Starcke Dam.

These recent rains have been a great relief, but they have created their own challenges, as well. Because the water level has been so low, some of the rains have dumped so much water into the river that the flows have had the effect of a small flood. If the lake level were anything near average for this time of year (above 650' MSL), the increased flow would have been barely noticeable. But, due to there being only five to ten feet of water in the river, these increased flows have roiled up the mud and silt from the river bottom and have clogged the raw water pumps and caused major maintenance problems. One rain episode dropped about five inches of rain in the Marble Falls area in one night, which completely clogged one of the pumps and caused it to burn up.

In the attempt to operate the plant faced with reduced flows being pumped to the treatment plant, and the water being particularly muddy, the SCADA system, the automatic control system, shut the plant down. However, we were able to reprogram the SCADA system, and restore normal operations. In the days following, both raw water pumps have been replaced, and screens are being fabricated to keep excessive debris out of the pumps.

In the meantime, progress is continuing with respect to the new waste water plant. As reported last month, a contract was signed with Southwest Fluid Products to design and build a new plant. Subsequently, the engineering plans have been completed, and submitted to TCEQ for their approval. Attached you will find the response letter from TCEQ which grants approval for the construction of the plant.

Equally important, the engineer has stated that we will not need a new permit. TCEQ has determined that since the treatment process will be the same as that currently being used, and because the manner of disposal of the treated effluent will not change, a new permit will not be required. According to the engineer, TCEQ will grant a renewal of the current permit, and it will be classified as a "minor amendment."

The next step will be to review the plans to make sure the proposed plant is in accord with our understanding of what is needed, and that each component is consistent with our construction budget. This phase will play out over the next few weeks. After that, the preparation of the plant site will begin so that when the plant is delivered some time in March, the assembly of the components can begin.

In conjunction with the planning of the waste water plant relocation, a review of real estate records has been conducted to locate deeds for the properties currently occupied by the waste water plant, and copies of easements which would guarantee the potential buyer of access to these parcels. This review was made in order

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to assist the real estate agent in his appraisal and marketing of the property. So far as WOWSC records are complete, the records do not reveal any reason to believe the deeds are not bona fide, and that there would be any limitation on access to these properties.

OTHER DEVELOPMENTS

- **The upgrade of the raw water barge has been completed, and the engineers went out to the barge and made their final inspection. Following the inspection, the engineers notified the county officials that the work was satisfactory.**
- **An electronic raw water meter has been installed which will enable the operators to perform an audit of water use. The plan is to incorporate all of the meters in the treatment process, and to track all water that is purchased from LCRA, but not actually sold to our customers.**

TCEQ approval attached.

George Burriss gave additional update of the Waste Water Treatment Plant and mentioned items: Budget of \$765,000.

New Blowers will be used, noise should not be an issue because of improved technology of new blowers.

2 Ponds 100 X 300 ft each

Plan to build a new lift station at the old plant site.

Lift Station at the Tennis Village and others in the neighborhood will be the same. These existing lift stations will go

to the old plant site then transfer to the new Plant.

Probably no macerator needed, but will build a strainer.

Piping under the lagoon will not be necessary.

Bill Earnest made a motion to have the Board approve to start funding of Construction, Scott Penner 2nd and all Board approved. The Board reviewed location of the WWTP on the map, area is marked and clearing will start.

Pat Mulligan advised that he and Mike Madden would approach 3 Banks to secure financing options.

Pat Mulligan asked that George Burriss deal with getting the documentation together needed to get the 2014 WOWSC Insurance quote. Quotes will need to be obtained, reviewed and renewed before March 17th.

Pat Mulligan presented preliminary Budget results for 2013 and asked that Board review and let Pat know if there are any questions. No ratification requested at this meeting. Pat said that Plant expenses are listed on the Balance sheet. Payment of \$26,858.88 (the 10% of contract) for fabrication to start, \$10,000 already paid to Engineer and another \$20,000 more to be paid to Engineer tomorrow.

Pat Mulligan reminded Board of the TRWA meeting on Thursday January 23th in Austin. There was discussion about 1 person representing WOWSC to attend.

Pat Mulligan reviewed Board Election procedures. Notices must be sent 80 days prior to the election to request if any Members want to be on the Board. Board decided on a April 26th date for the annual WOWSC meeting.

Pat Mulligan to have Dave Embrey send annual meeting notice to members.

WOPOA requested WOWSC Board consider giving POA a first right of refusal on the property sale.

WOWSC Board went into Executive Session to discuss confidential matters. Board out of Executive Session.

Dorothy Taylor presented a draft and the WOWSC Board discussed submitting a resolution or letter to TCEQ re: LCRA's requested 2014 Emergency Order. Mike Madden made a motion to approve sending and Bill Earnest seconded. All Board members approved. Final Letter attached.

There being no further old business or new business, motion was made by Bill Earnest to adjourn, Director Penner seconded, all board members approved. Meeting adjourned 8:24 pm

Submitted By Dorothy Taylor