

Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2017 Board of Directors:

Dorothy Taylor, President
Jerry Ingham, Vice President
Jeff Hagar, Secretary/Treasurer
William Stein, Director
Bill Billingsley, Director

Open Board of Directors meeting held: Wednesday, August 30, 2017.

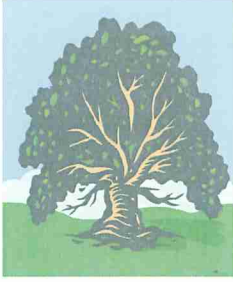
2017 Board Members Present: Jeff Hagar, Jerry Ingham, Bill Billingsley, William Stein, Dorothy Taylor

Minutes

The meeting was called to order at 6:04PM by Dorothy Taylor. A quorum was established and all Board Members were present.

Items from the Agenda:

- 1) All Board Members were present establishing a quorum.
- 2) Speakers signed up. Danny Flunker. Speaking for Dick Dial, in reference to the real estate transaction with Dana Martin. Dick received the documents requested. Dick recalled that Bob Mebane assured "us" verbally that a written Attorney's opinion existed claiming the real estate transaction between the WOWSC Board and Dana Martin was legal. Dorothy hasn't seen this document and she stated she would check into. Dick also didn't see on the December 19, 2015 Agenda where there was an actionable item for the real estate transaction. Dorothy pointed out in the minutes from the December 19 2015 meeting that the discussion of the real estate item is listed in Executive Session, but that the Board action was taken after coming out of executive session.
- 3) Approval of the May 23rd 2017 Meeting Minutes. Dorothy called for a motion. Made by Jeff Hagar and seconded by Bill Stein. All voted in favor to approve.
- 4) Review and Approval of May, June, and July 2017 financials. Motion made to approve by Jerry Ingham and seconded by Bill Stein. All voted in favor to approve.
- 5) Tennis Village POA held a meeting on August 19, 2017 and notified George Burriss that a prior vote by Tennis Village 22-0, in favor of not allowing, WOWSC to do anything on their common area property. WOWSC is now back to our option of replacing the lift station in its current location. WOWSC Board received a recommended solution and a revised proposal and an updated estimate from George Burriss to replace the Lift Station with (2) Grinder Pumps and a catch basin upstream. Jeff Hagar made a motion to approve George's proposed (2) Grinder Pump solution and adjust the Lift Station budget upwards by \$7,667 for a total budget amount of \$60,667 to cover the offset between the original approved budget and today's estimate to replace the Tennis Village Lift Station. Seconded by Bill Stein. All voted in favor to approve.
- 6) Manager's Report. Annual Water Quality Report for 2016 presented. George was very pleased with our water quality reports. Advised on the sale of water to the airport for construction. Update on rate analysis work with TRWA. We have forwarded everything to TRWA. Hurricane Harvey has everyone distracted right now, so the rate study has been delayed. New hard drive for Plant computer. Karri Gibson volunteered to try and install.
- 7) Member request for an additional water meter for irrigation. This item needs to coincide with the rate study and how we would charge. Concerns about consumption and overuse or reduced revenue. WOWSC Board would need to work out the details and modify our tariff. Installation detail would be necessary. Board tabled this item for action, until more information is obtained to understand how to allow and charge for the additional meter.



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- 8) Emergency Generator: Malcolm Belisle informed WOWSC that HCA has a generator to donate. Appears to be a Cummins diesel with low hours. George wants to go look at it and take a service guy with him to inspect it. We need Malcolm to put us in touch with "the guy". Jeff Hagar knows Malcolm and will reach out to Malcolm to find out next steps.
- 9) Dorothy stated that there was not a need to go into Executive Session. No reason to take action at this meeting. She questioned if there was any reason that WOWSC needs to keep the 7 acres it owns in the airport and she suggested that if not needed that the Board members might want to sell the property. Dick Dial gave Dorothy a list of publications that WOWSC could consider listing it with. The Board discussed that there is a small pie shape piece we would need to carve out of it, since our lift station is there, but the rest of the property could be sold. There was a question about access to the remaining property, since it doesn't front the road. WOWSC has a 50' easement.. The Board discussed some of the steps to put it up for sale. First we need a survey, replat and appraisal. Our recent sale of 4 acres will be a comparable sale, roughly \$50,000 per acre. Board took no action, but will discuss at future meeting whether to sell or wait for future development.
- 10) Kari asked "are there any other items that should be on the reserve list?" For planning purposes. Board needs to review the 5 year plan. Dorothy will forward copy of latest to Board members.. Board needs to keep this list in front of us and review for possibly additions to the reserve list.

No new or old business.

Jerry Ingham made a motion to adjourn, seconded by Bill Stein and unanimous approval of all board members present. Meeting adjourned at 7:21PM

Submitted by:

Jeff Hagar

APPROVED BY WOWSC Board on December, 13, 2017