



# Windermere Oaks Water Supply Corporation

424 Coventry Rd  
Spicewood, Texas 78669

**2018 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: Wednesday, October 10, 2018**

**2018 Board Members Present:** David Bertino, Norman Morse, Dorothy Taylor, Bill Billingsley, Mike Nelson

## Minutes

The meeting was called to order at 7:06PM by David Bertino. A quorum was established with all Board Members present.

- 1) Comments from citizens and members who have signed sign-up sheet to speak (3 minute limit per person).
  - a. Gary submitting proposal for airport's purchase of effluent water to water grass runway
- 2) Review and consider and take action to approve minutes of prior meetings.
  - a. Prior minutes not ready for review
- 3) Review, discuss and vote on customer request for adjustment of excessive water bill that may have resulted from faulty water meter.
  - a. George had meter removed and sent to Precision Calibrate for testing. Testing found at low flow the meter only read 75% accurate (25% lower) and became more accurate as water flow increased. Most home water flow rates are 1 to 2 gallons per minute. New water meter shows previous usage. First month was paid in full.
  - b. Proposal made and carried to not charge for the second month or for the meter.
- 4) Review and discuss request from the Spicewood Airport for effluent water to be used to water the grass runway at the airport.
  - a. Gary Young handed out Talking Points Effluent Water Usage Agreement.
  - b. Gary is the Chair of commission for improvement of grass runway for tail dragging airplanes.
  - c. SPA (Spicewood Pilots Association).
  - d. SAPA: Spicewood Airport and Pilots Association
  - e. SAPA are WOWSC members
  - f. Gary's Initial Proposal:
    - i. Grant an agreement/contract that will allow the airport to utilize WOWSC's effluent water to water the 88R Grass Runway.
    - ii. Proposed agreement / contract will survive in perpetuity
    - iii. Agreement / contract will stipulate a cost for the utilization of the water for a cost of \$10/year in perpetuity
    - iv. To minimize legal expenses, the SAPA grass Runway committee will provided the initial proposal
    - v. SAPA to pay for all installation expenses
    - vi. SAPA to pay for all maintenance
    - vii. SAPA to pay for all legal expenses
  - g. Background:
    - i. WOWSC sprays effluent water as needed and not at specific times
    - ii. Grass Runway size: guess is 1590' long by 120' wide

- iii. WOWSC has sufficient effluent water space for WOWSC residents per George
    - h. Motion made and carried to investigate proposal at SAPA's expense and to communicate with SAPA.
      - i. Will need to get legal opinion on proposal. David requested SAPA pay for the WOWSC legal investigation fees
      - ii. Joe De La Fuente proposed a two Board member action committee to investigate proposal
        - 1. Dorothy and David volunteered for the two Board member action committee
    - i. Gary proposes SAPA generate an initial draft of agreement for review by WOWSC two Board member action committee, lawyers, and George
- 5) Review, discuss and take any appropriate action regarding latest TRWA rate analysis.
  - a. Motion made and carried to table discussion to next meeting
- 6) George to discuss any new developments, water conservation.
  - a. Rain has raised lake water level to 663'
- 7) Consider and take any appropriate action to review and begin development of the corporation's 2019 Budget in light of new rates, legal fees, and other expenses recently identified.
  - a. Y2018 budget passed out
  - b. Want to approve budget before January 1, 2019
  - c. David requested Board members give critical review of Y2018 budget for determining Y2019
  - d. Karri recommended
    - i. Reviewing budget & expenses from past couple of years
    - ii. George providing guidance on upcoming projects, maintenance, repairs, etc.
  - e. Dorothy requested George, Karri, Mike develop first pass Y2019 budget within next month
- 8) The Governing Board of Directors met 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, Govt. Code, the Open Meeting Act. This will include discussing with legal counsel: the Texas Open Meetings Act, the TOMA Integrity, Inc. lawsuit and legal matters directly related to this lawsuit, property appraisal, hiring a 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, Government Code.
  - a. Entered Executive session at 7:51pm
  - b. Exited session at 8:56pm
- 9) Review, discuss and take any appropriate action including voting regarding property appraisal funding, legal counsel engagement, pending or contemplated litigation, settlement offers, the appointment employment, evaluation, reassignment, duties, discipline or dismissal of specific personnel, and the TOMA Integrity, Inc. lawsuit and legal matters directly related to this lawsuit.
  - a. Resumed Open Meeting at 8:56pm
  - b. Motion made and carried to authorize counsel to appear and appose consolidation of TOMA lawsuit case with Friendship Home lawsuit case
  - c. Motion made and carried to fund additional \$6500 to pay for WOWSC's portion of appraisal
- 10) Discuss any new matter or business that is presented to the Board, include on agenda for next meeting if necessary.
  - a. Bill payment and book keeping
    - i. George and Mike met with 2BitsADollar regarding bill payment and monthly financials
    - ii. Bill to meet with Corix October 11<sup>th</sup> regarding bill payment & monthly financials.
      - 1. George previously asked Corix about our bill payment & monthly financials and was told Corix was not interested.
    - iii. Place on agenda for next meeting
  - b. Proposal for Board to meet again Monday, October 29<sup>th</sup> at 6:30pm
- 11) Motion made and carried to adjourn. Meeting adjourned at 9:08PM.



*Michael Ed Nelson*

Submitted by: Mike Nelson

APPROVED BY WOWSC Board on November 14, 2018

Billing Questions: (830) 598-7511 Ext 1  
Water or Sewer Emergency: Phone (830) 598-7511 Ext 2