



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, December 4, 2018

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

Minutes

The meeting was called to order at 6:36PM 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. The meeting notice was not received by a member this time in email, which is odd as other members received it. Plan to schedule meetings ahead of time moving forward.
 - b. Member has copy of property appraisal conducted by Bolton Real Estate Consultants. Ltd. relating to property owned by the WSC adjacent to the Spicewood Airport.
 - c. Member made a request to remove the March 20th and April 10th newsletters from the web site
- 2) Review and consider and take action to approve minutes of prior meetings.
 - a. Motion made and carried to table review of November 14th minutes
- 3) Review discuss and take action to approve timeline for WOWSC Annual Meeting.
 - a. Proposal: hold Annual Meeting Saturday March 9th at 10:00am
 - i. Second Saturday in March
 - ii. At Spicewood Community Center
 - b. Christine Hischar volunteered to be on credentials committee along with David and Norman.
 - c. Ballots can be returned in the WOWSC drop box near the mail boxes
 - d. Three board member positions are open this time
 - e. Board member applications can be mailed or emailed to WOWSC
 - i. Board member applications are due by Friday, January 18th
 - f. Lori to mail information and forms to members by December 19th
 - g. Motion made and carried to use procedures and forms Dorothy generated and provided
 - i. Based on procedures from Texas Rural Waters
 - ii. Dorothy provided forms and dates in Dec 4th emails
- 4) The Governing Board of Directors will meet 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 of the Texas Government Code, the Texas Open Meetings Act, including but not limited to Sections 551.071, 551.072, 551.074. This will include discussing among the Directors and with legal counsel: compliance with the Texas Open Meetings Act, TOMA Integrity, Inc. v. Windermere Oaks Water Supply Corporation (Cause No. 47351 in the 33rd Judicial District, Burnet County, Texas), Double F Hanger Operations, LLC, et al v. Friendship Homes & Hangars, LLC, et al (Cause No. 48292 in the 33rd Judicial District, Burnet County, Texas), and legal matters directly related to those lawsuits; property appraisal conducted by Bolton Real Estate Consultants, Ltd. relating to property owned by the WSC adjacent to the Spicewood Airport, and potentially hiring a bookkeeper or 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 of the Texas Government Code.

- a. Entered Executive session at 6:52pm
 - b. Executive session ended at 8:18pm
- 5) Review, discuss and take any appropriate action including voting regarding: property appraisal conducted by Bolton Real Estate Consultants. Ltd. relating to property owned by the WSC adjacent to the Spicewood Airport, disclosure of same, or other related actions; legal counsel engagement, pending or contemplated litigation including but not limited to TOMA Integrity, Inc. v. Windermere Oaks Water Supply Corporation (Cause No. 47351 in the 33rd Judicial District, Burnet County, Texas), Double F Hanger Operations, LLC, et al v. Friendship Homes & Hangars, LLC, et al (Cause No. 48292 in the 33rd Judicial District, Burnet County, Texas) and legal matters directly related to those lawsuits, settlement offers; appointment, employment, evaluation, reassignment, duties, discipline or dismissal of specific personnel.
- a. Open Meeting resumed at 8:19pm
 - b. Motion made and carried to authorize Lloyd Gosselink to take any action including filing any answer, defenses, counter claims, pleas to the jurisdiction, and other related filings in the event that the corporation is made party to any litigation prior to the next meeting subject to approval by our subcommittee of David and Norman.
 - c. Motion made and carried to post property appraisal conducted by Bolton Real Estate Consultants. Ltd. relating to property owned by the WSC adjacent to the Spicewood Airport.
 - d. Motion made and carried to request written comments and questions from our WOWSC members with name & address by Dec 21st, for consideration of submitted question & comments at the Saturday, January 12th, meeting.
 - i. WOWSC can only address submitted questions and cannot answer questions real time at the January 12th meeting.
 - ii. Motion made and carried to form a sub-committee of David and Mike to draft communication with Joe de la Fuente
- 6) Discuss any new matter or business that is presented to the Board, include on agenda for next meeting if necessary.
- a. Repairs to our WOWSC water barge are ongoing. The repaired barge may be ready to be placed out in the lake within two weeks. Expect to be within \$25,000 budget.
 - b. Y2019 budget
- 7) Motion made and carried to adjourn. Meeting adjourned at 8:25PM.



Submitted by: Mike Nelson

APPROVED BY WOWSC Board on February 9, 2019