



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2018 - 2019 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: Tuesday, February 26, 2019

2018 - 2019 Board Members Present: David Bertino, Norman Morse, Dorothy Taylor, Bill Billingsley, Mike Nelson

Minutes

The meeting was called to order at 6:05pm by David Bertino. A quorum was established with all five Board Members present.

- 1) Comments from citizens and members who have signed sign-up sheet to speak (3-minute limit per person).
 - a. None
- 2) Review, discuss, and take any appropriate action including voting regarding approval of minutes of prior meetings.
 - a. Motion made and carried to approve minutes for February 9, 2019 with update to financials for December 2018 based on the CPA has finalized the year, which includes calculation of the depreciation.
- 3) Review, discuss, and take any appropriate action including voting regarding approval of current financials
 - a. No new financials to review and / or approve
- 4) Review, discuss, and take any appropriate action including voting regarding request to grant on-line access for new bookkeepers, Tim W. Norden and Rosella M. Salinas, to WOWSC's checking and money market accounts at First United Bank
 - a. Mike believes Tim and Rosella can be provided electronic access without transfer capability
 - b. Mike to make transfers between accounts as needed. No transfer made last month from money market to checking for barge expenses as checking receivables was sufficient to cover barge expenses.
 - c. Motion made and carried to approve electronic accounts for bookkeepers Tim Norden and Rosella Salinas
- 5) Review, discuss, and take any appropriate action including voting regarding our Annual meeting Saturday, March 9th, at Spicewood Community Center
 - a. Y2018 balance sheet and Y2018 P&L
 - i. AI: Mike to email George and Board Members versions with note that they do not include depreciation for generation of copies for annual meeting
 - b. Review and approve Y2019 summarized budget for handouts
 - i. AI: Mike to email George and Board Members version
- 6) Review, discuss, and take any appropriate action including voting regarding 2019 budget approval for Board Members to attend Texas Rural Water training, classes, and / or conferences if they choose. Conference to be held March 28th and 29th in Austin
 - a. TCEQ annual conference is in Houston in the spring this year per George

- 7) Review, discuss, and take any appropriate action including voting regarding the Water Supply Company Barge and intake system
 - a. Received additional electrical bid for barge work which was ~2X the initial quote from the company we typically use. Initial quote / estimate ~\$15,000 and second quote ~\$30,000.
 - b. Pat Ross installed cable along hill as hand rail.
 - c. Barge remains at dock area for electrical work.
 - d. George and David gave approval for work to proceed at ~\$15,000 quote
 - e. ~\$35,000 total expenses including electrical work which is ~\$10,000 more than the insurance \$25,000 deductible.
 - f. Plan is to reconnect existing wires from top of hill to manifold and replacing all wire from manifold to barge.

- 8) Executive Session: 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 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: 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, litigation, and potential litigation directly related to those lawsuits and the real property transactions that are the subject thereof, property appraisal conducted by Bolton Real Estate Consultants, Lid. 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 6:27pm
 - b. Executive session ended at 6:49pm

- 9) Resume Open Meeting: Review, discuss and take any appropriate action including voting regarding: property appraisal, disclosure, 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 and the real property transactions that are the subject thereof, including potential or contemplated litigation relating to same; settlement offers; and the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of specific personnel.
 - a. None

- 10) New Business: Discuss any new matter or business that is presented to the Board, include on agenda for next meeting if necessary.
 - a. Keep training on agenda
 - b. Add to an upcoming agenda: Is anyone else entering WTP site other than Corix and George?
 - i. Does POA have access to storage building?
 - c. Question came up as to whether a correction needed to be made to January 28, 2019 Board approved minutes

- 11) Motion made and carried to adjourn. Meeting adjourned at 6:54pm



Submitted by: Mike Nelson

APPROVED BY WOWSC Board on March 14, 2019

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