



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2019 - 2020 Board of Directors:
Joe Gimenez, President
Bill Earnest, Vice President
Mike Nelson, Secretary/Treasurer
David Bertino, Director
Norman Morse, Director

Windermere Oaks Water Supply Corporation (WOWSC) meeting held: Thursday, March 14, 2019

2019 - 2020 Board Members Present: David Bertino, Bill Earnest, Joe Gimenez, Norman Morse, Mike Nelson

Minutes

The meeting was called to order at 6:01PM by Joe Gimenez. A quorum was established with all five Board Members present.

1. Review and consider and take action to approve minutes of prior meetings.
 1. Motion made and carried to approve March 9, 2019 meeting minutes
 2. Motion made and carried to approve February 26, 2019 meeting minutes

4. WATER PUMPING BARGE – Update to possibly include authorization for expenses, insurance handling, etc. Review, discuss and take any appropriate action.
 1. Lake Travis' water level may begin to start dropping now that it's spring
 2. Temporary repair is working well with the higher lake level but would eventually have issues as the lake level drops as it is not adjustable.
 3. Electrical repairs to the barge and power lines running down the cliff are nearing completion.
 4. Motion made and carried for George to own and drive all barge repairs.
 5. George is targeting March 22nd to complete barge repairs and re-installation.

5. BACK-UP GENERATOR – Consider options for plan. Review, discuss and take any appropriate action.
 1. George reviewed two basic approaches:
 1. Purchase and install generator that would power everything and keep the entire WTP running. Guesstimated cost \$125,000
 2. Purchase and install smaller generator to power pumps that only push water out to community. Guesstimated cost \$60,000
 1. WOWSC has not experienced an electrical company power outage for more than one day.
 2. George learned that renting a generator would require a lease and the cost would be similar to purchasing one.
 3. David recommends purchasing a propane or natural gas generator versus a diesel generator due to the higher maintenance and repairs associated with diesel generators.
 1. Consider including maintenance plan on generator purchase
 2. Look at including cost into refinance of existing WWTP loan
 4. George to scope project

6. FEMA FLOOD RELIEF GRANTS - Review, discuss and take any appropriate action.
 1. George believes we would qualify and comply with the rules and regulations of the application and so it's worth pursuing for reimbursement of a portion of the barge repairs.
 2. May qualify for up to 70% of the \$25,000 insurance deductible
 3. George does not recall a deadline for submitting the application
 4. George believes the application is to be submitted on-line to FEMA directly

5. Grant might be first come first serve for available funds
7. WATER REPORTS SCHEDULING -- Review, discuss and take any appropriate action.
 1. Joe shared information provided by Dorothy Taylor on reports previously provided by George. Joe is working with George on the list of reports and the cadence for their review.
 2. Post reports on our WOWSC website
 3. Keep on our agenda moving forward
 4. George to request Bookkeepers email month end financial statements to Board Members.
8. EMAIL BILLING & ONLINE BILL PAYMENTS - Review, discuss and take any appropriate action.
 1. Emailing bills has not been explored. Some customers may not have email.
 2. Electronic payment: George recalls previous Boards explored electronic payments and it boiled down to the added cost of the electronic transaction (George recalls \$1.50 cost).
 3. Bill payments are due the 15th of each month and have a ten day grace period.
 4. On-line checking and credit card payments go hand in hand. They may cost ~\$5. Credit card charge is often 3%.
 5. Some customers already use Credit Union bill payment service
 6. Motion made and carried to poll the community if they are interested in electronic bill pay for a nominal fee.
9. TAX RETURN STATUS -- Review, discuss and take any appropriate action.
 1. Additional information has been provided to Raven Herron, CPA
 2. Mike to check status
10. KEY MAN CONSIDERATIONS - Review, discuss and take any appropriate action.
 1. George is key man for WOWSC WTP and WWTP (knowledge, skills, experience).
 2. Corix could take on many of George's duties.
 1. Physical plants and management of plants have been improved.
 2. Using Corix plant operators solves a few issues:
 1. Emergency response team
 2. Operators are qualified operators which are difficult to find.
 3. Our community location is remote making it difficult to hire folks (limits talent pool)
 1. Finding operators was difficult prior to Corix operating the plants.
 3. What's the back-up plan. Some companies have insurance on their key man.
 4. Corix was not interested in WOWSC's Bookkeeping position.
 5. Corix initial quote for billing was ~3X our cost.
 6. Corix runs investor owned utilities and not public utilities which have additional regulations.
 7. Keeping our water main and sewage maps up to date is very important
 8. Keep on our agenda moving forward
11. LEGAL SUBCOMMITTEE – Authorize change in committee structure. Review, discuss and take any appropriate action.
 1. Motion made and carried for Joe Gimenez and Mike Nelson to form legal sub-committee
 2. Joe proposing holding separate Board meetings for business issues and legal issues
12. LOAN RENEWAL RESEARCH AND OPTIONS - Review, discuss and take any appropriate action.
 1. Want to include generator cost and any other upcoming major expenses into discussion.
13. Comments from citizens and members who have signed sign-up sheet to speak (3-minute limit per person).
 1. Paul Hischar
14. Discuss any new matter or business that is presented to the Board, include on agenda for next meeting if necessary.
 1. Customer service inspections follow-up for new construction and major remodels ensuring no lead / low lead piping used with no exposure to the water supply.

2. Rate study review

15. Set date, time, and place for next meeting

1. David proposing monthly business meeting.
2. Consensus reached to hold monthly business meetings on the second Wednesday of each month.
 1. Next WOWSC Board business meeting: April 10th, 6:00PM at the Pavilion

1) Motion made and carried to adjourn at 7:08PM

Michael EA Nelson

Submitted by: Mike Nelson

APPROVED BY WOWSC Board on March 29, 2019