



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2021 - 2022 Board of Directors:

Joe Gimenez, President
Patricia Gerino, Vice President
Mike Nelson, Secretary/Treasurer
Rich Schaefer, Director
Dorothy Taylor, Director

Windermere Oaks Water Supply Corporation (WOWSC) meeting held: Tuesday, August 24, 2021 via videoconference using Zoom

2021 - 2022 Board Members Present: Patricia Gerino, Joe Gimenez, Mike Nelson, Rich Schaefer, Dorothy Taylor

Minutes

The meeting was called to order at 6:00PM by Joe Gimenez. A quorum was established with four Board Members present (Joe, Patricia, Mike, Dorothy). Rich Schaefer joined at 6:07PM.

- 1) Comments from citizens and members who wish to speak on agenda or non-agenda items (3-minute limit per person)
 - i) Patti Flunker: Membership deserves justification from Board on statement made regarding filing suit against insurance company at the Annual Members meeting.
- 2) Approval of Board Meeting Minutes
 - a) June 10, 2021: Motion made by Mike to accept the minutes and motion was carried by Joe, Patricia, Dorothy, and Mike.
- 3) MANAGERS REPORT –
 - a) CLARIFIER AND STORAGE TANK– Update on progress of engineering plans, pricing comparisons, and possible installation for clarifier and storage tank related to system growth. Discussion and possible action on paying deposit to tank manufacturer.
 - i) Nothing new to report. George is awaiting another quote.
- 4) EXECUTIVE SESSION – The Board will go into Executive Session under Texas Government Code § 551.071 to consult with the WOWSC Attorney regarding pending or anticipated litigation matters listed in items 8-9 below.
- 5) EXECUTIVE SESSION – The Board will go into Executive Session under Texas Government Code § 551.072 to discuss the potential purchase and sale of real property listed in items 6-7 below.
 - a) Open Board meeting was paused at 6:10PM
 - b) Executive session started at 6:14PM
 - c) Executive session ended at 7:35PM
 - d) Open Board meeting resumed at 7:36PM

- 6) PURCHASE OF REAL PROPERTY – Discuss, consider, and act on the potential purchase of real property for WOWSC facilities.
 - a) No discussion
- 7) SALE OF REAL PROPERTY – Discuss, consider, and act on the potential sale of WOWSC property.
 - a) On October 15, 2020 the Board discussed investigating the marketing and potential sale of WOWSC’s ~6 acres of back airport property since the ~6 acres has been deemed surplus property.
 - b) Litigants in Cause No. 48292 placed a lis pendens on the sale of WOWSC’s ~6 acres of back airport property.
 - c) The lis pendens would need to be resolved before a sale could close.
 - d) Board wants to take advantage of today’s hot real estate market and wants to restart investigating the marketing of the ~6 acres of back airport property.
 - e) Rich believes the real estate market is also hot north of the lake.
 - f) Both Patricia and Rich are owners at Spicewood airport.
 - g) Motion made and carried by all for Patricia and Rich to become WOWSC’s real estate subcommittee.
 - h) Motion made and carried by all for the real estate subcommittee to resume marketing activities of the ~6 acres back airport property including but not limited to engaging a realtor.
- 8) PENDING/ANTICIPATED LITIGATION MATTERS – Discuss, consider, and act on pending or anticipated litigation, including:
 - a) Ffrench, et al., Intervenor-plaintiffs and Double F Hanger Operations, LLC, et al. v. Friendship Homes & Hangars, LLC, Windermere Oaks WSC, et al., Cause No. 48292, 33rd Jud. Dist., Burnet County Dist. Ct.;
 - i) No discussion
 - b) Ratepayers Appeal of Water and Sewer Increases by the WOWSC filed with the Public Utility Commission of Texas; and
 - i) No discussion
 - c) Windermere Oaks Water Supply Corporation, et al. v. Allied World Specialty Insurance Company; Cause No. 1:21-CV-258-RP, pending in the Western District Court of Texas, Austin Division.
 - i) No discussion
- 9) PUBLIC INFORMATION ACT REQUESTS – Discuss, consider, and act on pending Public Information Act requests.
 - a) WOWSC advised the Texas Attorney General why WOWSC wants to redact some of the information in the legal invoices as litigation with the insurance company is ongoing and WOWSC is awaiting a response from the Texas Attorney General. The PIA requestor has been informed by Lloyd Gosselink of the ongoing process.
- 10) E-BILLING & EPAYMENTS SOLUTIONS – Discussion and possible action on purchasing software program for members to use electronic payment options.
 - a) Rich requested Mike to discuss with First United Bank what available options they have for receiving electronic payments.
 - b) Rich proposed posting an electronic survey on our website to gain members’ feedback.
 - c) Rich and Dorothy will work with Lori to develop the electronic survey questions.
 - d) Board discussed sending an email with a link to the survey, adding a link to the survey on WOWSC’s website, adding a note about the survey on the next billing statement, and adding a notice of the survey at the mail boxes.
- 11) NEW BUSINESS – Discussion and possible action on agenda for next meeting.

- a) Approval of Board Meetings' minutes
- b) Manager's report
- c) Executive session
- d) August financial report
- e) Updates from subcommittees
- f) Authorize \$300,000 loan with CoBank

12) NEXT MEETING – Set date, time and place for next meeting.

- a) Third week of September 2021

13) Motion made and carried by all to adjourn at 8:03PM



Submitted by: Mike Nelson

APPROVED BY WOWSC Board on September 30, 2021

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