

**WINDERMERE OAKS WATER SUPPLY CORPORATION**

424 COVENTRY ROAD, SPICEWOOD, TX 78669

**NOTICE OF WOWSC BOARD MEETING**

The Board of Directors of the **Windermere Oaks Water Supply Corporation** will meet **Saturday, May 18th, 2024 at 10 am - PLEASE BRING A CHAIR** at the Windermere Oaks Corporate Office, 424 Coventry Rd., Spicewood, TX 78669  
Use Gate Code 2300 at the Exeter Rd Gate on County Rd 414

**TAKE NOTICE THAT A MEETING OF THE WOWSC BOARD OF DIRECTORS** will commence at the time and location noted above to consider and act by motion, resolution, or otherwise upon any matter in connection with the subjects as listed below. This public meeting is being held pursuant to Texas Government Code § 551.001 et seq. All deliberations of the Board shall be made in Open Meetings unless made in Executive Sessions pursuant to Government Code, Chapter 551, Subchapter D to discuss an item listed below or under the specified agenda item for Executive Session. In the event of an Executive Session which shall be recorded, no action will be taken by the Board until the Board has closed the Executive Session and returned to the noticed Open Meeting. Members who desire to address the Board regarding an item on the agenda during an open meeting may do so before the Board acts on the agenda item. All public comments shall be subject to the Public Comment Policy adopted by the Board on November 20, 2019.

**The Board May discuss or take action regarding any of the items on this NOTICE/AGENDA.**

- 1) CALL TO ORDER.
- 2) ROLL CALL and establishment of a special quorum UP of Article 8, Section 9 of the Bylaws.
- 3) DELIBERATION AND DECISION OF ACTIONS to fill vacant board positions and update the Roll Call & Quorum as appropriate. Request for any members willing to join the Board. Article 8, Section 9 of the WOWSC Bylaws states that “Any vacancy occurring in the board of directors may be filled by affirmative vote of the remaining directors, though less than a quorum of the board. “
- 4) PUBLIC COMMENT – The Board of Directors (BOD) will receive verbal comments from the public who signed up to speak on non-agenda items (3-minute limit per person)<sup>1</sup>. During BOD deliberation on specific agenda items, the public who signed up to speak may comment before the BOD takes action on that agenda item.
- 5) PLANT TOUR INVITATION – Safety Talk then tour in small groups
- 6) DELIBERATION AND DECISIONS concerning:
  - A) Final Review of Spectrum Project and Payments.
  - B) IRS Audit for 2022 – Discuss what has happened to date and next steps
  - C) Legal Update
    - a) Expense for Legal Services March and April
    - b) PIA requests
    - c) IRS Audit
      - 1) Charge back to Norden/Salinas?
    - c) PUC - Compliance and CCN
      - 1) CCN charge back to developer?
    - d) Audit of LG Invoices

D) Financial Review -

- a) Discuss WOWSC revenue from the first month of billing under New Rate structure
- b) Status of Financial Audit required by PUC of 2023 Finances

E) Records Management

- a) Implementation of Hardcopy Records
- b) Assistance with Record Management

F) Operations- April

- a) Report
- b) Audit Proposal

8) DELIBERATION AND DECISION to –

- A. CONSIDER and take action on the Corporation 2024 Budget update from the March 12<sup>th</sup> meeting
- B. DISCUSS and consider invoices for disbursement approval from the March 12<sup>th</sup> BOD meeting
- C. DISCUSSION AND DECISION of the replacement Corporate Registered Agent.

9) New Business

10) ADJOURN

The undersigned WOWSC Director(acting President) who has called this Special Open Board Meeting certifies that this notice has been duly and properly posted at least 72 (seventy-two) hours preceding the scheduled meeting in a place accessible to the public at all times, at the corporation's office located at 424 Coventry, Spicewood, Texas 78669, and this notice has been provided to the Burnet County Clerk for posting on the Burnet County Public Notices Web Site or on the corporation's Internet Web site for posting at least 72 (seventy-two) hours preceding the scheduled meeting pursuant to Section 551.054, Texas Government Code.

*Jeffrey Walker*

Submitted by: Jeff Walker  
WOWSC Vice-President - Operations

<sup>1</sup> The Board is neither allowed to take action on any subject presented that is not on the agenda, nor is the Board required to provide a response to comments. Any substantive consideration and action by the Board will be conducted under a specific item on a future agenda.