

WINDERMERE OAKS WATER SUPPLY CORPORATION

424 COVENTRY ROAD, SPICEWOOD, TX 78669

NOTICE OF WOWSC BOARD MEETINGThe Board of Directors of the **Windermere Oaks Water Supply Corporation** will meet**Tuesday, July 16, 2024 at 6:00pm**

at the Windermere Oaks Pavilion, Spicewood, TX 78669

Use Gate Code 2300 at the Exeter Rd Gate on County Rd 414

Live Stream at <https://www.twitch.tv/sneakyb/>

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 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. 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 quorum UP of Article 8, Section 9 of the Bylaws.
- 3) 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)¹. 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.
- 4) APPROVAL OF
 - a) Board Minutes from June 6th Board Meeting.
- 5) DELIBERATION AND DECISIONS concerning:
 - a) Discuss and consider election of officer positions and adoption of Resolution Establishing Board Officer Positions.
 - b) Discuss and consider the sale of WSC property, Parcel Nos. 56161 and 62330, including listing agreement with Currin Van Eman, and take action as needed.
 - c) Discuss and consider status of the compliance filings with the Public Utility Commission (PUC Docket No. 55454 and 56167) and take action as needed.
 - i. List of members eligible to vote in annual and special elections and associated documentation.
 - ii. Class D Report.
 - iii. Proposed revisions to Bylaws
 - iv. Application for Minor Tariff Change
 - v. Affidavit regarding service to members only.
 - vi. Election Procedures
 - vii. Records Management Procedures, including records retention policy and corporate email accounts.

viii. Results of FY 22 Audit

- d) Discuss and consider status of notices to be published and mailed for PUC Docket No. 55840, CCN amendment, and take action as needed.
- e) Discuss and consider Madigan Homes Inc. and Glenville Development LLC Restated Non-Standard Service Agreement (PUC Docket No. 55840) and take action as needed.
- f) Discuss and consider the status of inspection and dedication of Water System Extension for CCN amendment (PUC Docket No. 55840) and take action as needed.
- g) Discuss and consider budget and revenue strategies.
- h) Discuss and consider the Tax filing for 2023 and take action as needed.
- i) Discuss and consider corrections to billing for surcharges, refunds, membership fees, and second compliance report due August 16, 2024 in PUC Docket No. 56272.
- j) Discuss and consider Resolution Establishing Records Management Program.
- k) Discuss and consider Resolution Establishing Public Information Act Policy.
- l) Discuss and consider status of FY 23 Audit and take action as needed.

6) LEGAL UPDATE

- a) Update on IRS inquiry and costs to date.
- b) Update on Compliance filing requirements in Docket No. 55454.
- c) Update on legal costs to date.

11) Discuss time, place, date and agenda items for next meeting

12) ADJOURN

The undersigned WOWSC Director (acting President) who has called this 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

¹ The Board is neither allowed to take action on any subject 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.