



Utility Management
& Operations

Windermere Oaks WSC

Operator's Report

September 17, 2024

AWR Acquired by Si Environmental

As communicated previously, all AWR employees have made the transition to Si Environmental. Si Environmental operates 130 utility districts primarily made up of family own companies that they have acquired in Houston.

All that needs to occur is the assignment of the contract from AWR Services, Inc to Si Environmental that is included with the packet. There is no change in contract or pricing.

Drought Update

The Board approved the amended Drought Contingency Plan (DCP) at July 29 Board meeting.

The Corporation is currently allowing once per week irrigation under the previous DCP. Since the combined storage levels have maintained over 1.1 million acre-feet for the past two months, we recommend the Board consider moving back up to Stage 1. This would allow customers to irrigate twice per week irrigation following the assigned days and hours within the plan.

Windermere Oaks WSC Irrigate outdoors using automatic or manual irrigation systems or hose-end sprinklers no more than **Twice per week** for up to **15 hours** only during scheduled days and times as indicated below:

Residential- automatic irrigation systems

Odd number addresses: Wednesdays and Saturdays

Even number addresses: Thursdays and Sundays

Commercial/Schools/HOAs (including large landscapes such as HOA common areas and public schools)

Tuesdays and Fridays

Watering Hours

Midnight to 10 a.m. and 7 p.m. to midnight

As of September 15, the combined storage level of Lake Travis and Lake Buchanan is 1,125,794 acre-feet which is 56% full. Lake Travis is at 550,001 acre-feet which is 49% capacity. The LCRA continues to release water from upstream dams, while also releasing the Lake Travis dam. One a-f equals 43,560 cubic feet, or 325,851 gallons.

Water System – Plant

1. The contractor has placed the order for the parts to make the following repairs listed in our last report. The parts have a 3-5 week lead time.
 - a. Repair the motor of the clarifier - Lead time 3-5 weeks.
 - b. Replace the 2” Bray Valve with EMO for air scouring – Lead time 4-5 weeks.
2. As communicated previously, turbidity continues to be an issue for the operators and will continue until a new clarifier is constructed. When the LCRA releases water from the Starcke dam, our operators have to work overtime day and night to keep the debris and dirt (turbidity) to a minimum. It requires changing the chemical dosing up and down until the turbidity resolves. We are seeking Board approval for in the amount of \$18,804 to install new Hach turbidity meters, chlorine analyzers and controllers to help the operators manage the levels. The proposal was included in the March and June operator’s reports. As a reminder, these are also listed in the TCEQ exit interview as items that should be addressed to avoid a violation.

Water System – Barge

We assisted the contractor with trying to move the barge further into the deeper part of the lake. The divers were able to untangle the lines, however, it was discovered that one of the anchors is no longer in its original position. We are awaiting the report from the contractor to share with the Board and options for next steps.

Wastewater System

The potholing of the sewer line to the sewer plant for easement purposes will be scheduled within the next two weeks.

Tap Fees

The Board will be reviewing the current tap fees and their associated costs to install. Below are the current and recommended minimum tap fees for new home construction. The purpose is to ensure coverage of all District expenses when installing taps and meters. We provided a summary of tap fees in the area for comparison with the June operator’s report.

Description	Current	Recommended	
Member Ship Fee	\$402.50	\$402.50	
Equity Buy-in Fee	\$4,600.00	\$4,600.00	
Customer Service Inspection	\$350.00	\$350.00	
Plumbing Inspections (5)	\$0.00	\$500.00	
Water Tap (incl meter, install, tap)	\$862.50	\$1,595.00	+cost of materials, equipment to extend lines
Sewer Tap	\$862.50	\$2,000.00	+cost of materials, equipment to extend lines
Total Tap Fees	\$7,077.50	\$9,447.50	



August 8, 2024

We are excited to announce that AWR Services, Inc. and Si Environmental, LLC have formally agreed to merge our businesses to better serve our clients in Austin and the Central Texas region.

This addition to our existing Si Environmental team in Austin brings a staff with extensive experience, having been in business for many years in the Central Texas region. Hal Lanham and his team have performed exceptionally in building this organization that serves some of the most prestigious master-planned developments in the region. All members of the AWR team will continue with us and have transitioned to Si Environmental. Hal Lanham will continue with Si Environmental as a consultant, Tammy Hargett will be the Director of Client Management, and William Abshire will serve as Vice President of Central Texas. This acquisition, along with the recent addition of Capital Area Utility Management, LLC, presents new opportunities and resources to our partnership, enriching our collective service capabilities and market reach.

Si Environmental is dedicated to maintaining a family-oriented culture with a strong work ethic focused on providing reliable, excellent service. As we complete the integration of our businesses, please be assured that we are committed to delivering the same high level of service you are accustomed to receiving.

For more information on Si Environmental, please visit www.sienviro.com. Don't hesitate to reach out to us, if we can help in any way.

Respectfully,

Jeff Haley
SiEnviro

Hal Lanham
AWR Services, Inc.





27 August 2024

Windermere Oaks Water Supply Corporation
c/o SiEnvironmental 500 N. Capital of Texas Hwy
Bldg. 1 Suite 125
Austin, Texas 78746

Re: **Request for Consent to Assign Agreement for Operating Services to SiEnvironmental, LLC**
MUD Location: Burnet County, TX

Dear Board of Directors:

We write to advise you that SiEnvironmental, LLC (“SiEnvironmental”) has purchased AWR Services, Inc. (“AWR”). As such, SiEnvironmental will carry out the operations currently performed by AWR. In order to do so, we request your approval to assign the Agreement for Operating Services dated as of March 1, 2024 (the “Windermere Oaks WSC Agreement”) and AWR (“Agreement”).

Section VII.C of the Agreement requires your consent for SiEnvironmental to carry out the operations under the Agreement be obtained. As a result, we request that Windermere Oaks WSC execute the Assignment of Agreement for Operating Services (“Assignment”), included with this letter. Please return the executed Assignment to SiEnvironmental by email at jschultz@sienviro.com.

The purchase of AWR by SiEnvironmental will not have any impact on the quality of services that you are accustomed to under the Agreement. Business will continue as usual, and SiEnvironmental looks forward to continuing to work with Windermere Oaks WSC.

If you have any questions or need any additional information in connection with the Assignment or this letter, please do not hesitate to contact us.

Sincerely,

Jeff Schultz
Chief Financial Officer
Si Environmental, LLC

Tammy Hargett
Director
Si Environmental, LLC

Enclosure

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Rosenberg, TX 77471
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www.sienviro.com

500 N. Capital of Texas Hwy. Ste 125
Austin, TX 78750
Main: 512-402-1990
www.awrservices.net

“The Customer is the Most Important Person in our Business”



ASSIGNMENT OF AGREEMENT FOR OPERATING SERVICES

The parties hereby consent to, authorize, and approve, the assignment of the Agreement for Operating Services dated as of March 1, 2024 (the “Windermere Oaks WSC Agreement”) and AWR (“Agreement”) from AWR to SiEnvironmental, LLC. Further, the parties confirm that the Agreement remains effective. The person executing this Assignment on behalf of Windermere Oaks WSC represents and warrants that it has the authority to do so and bind Windermere Oaks WSC.

Agreed:

Si Environmental, LLC
William Abshire

Signature

William Abshire

Print Name

Vice President

Title

August 27, 2024

Date

Windermere Oaks WSC

Signature

Print Name

Title

Date