

# WINDERMERE OAKS WATER SUPPLY CORPORATION

424 COVENTRY ROAD, SPICEWOOD, TX 78669

## NOTICE OF REGULAR MEETING

The Board of Directors of the **Windermere Oaks Water Supply Corporation**  
**Wednesday October 9, 2019 at 6:00 p.m.**  
at the Windermere Oaks Pavilion, 103 Eaton Lane, Spicewood TX, 78669

For members needing access through the Windermere Oaks gate, temporary gate code – 8900 – has been activated for your use.

**TAKE NOTICE THAT A MEETING OF THE ABOVE-REFERENCED BOARD OF DIRECTORS OF WINDERMERE OAKS WATER SUPPLY CORPORATION** will commence at the time and location as 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 Meeting unless made in Executive Session 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, no action will be taken by the Board until the Board has closed the Executive Session and returned to the noticed Open Meeting. All open and closed meetings shall be recorded if required in accordance with Government Code, Chapter 551, Subchapters B and E, respectively. Members who desire to address the Board regarding an item on the agenda for the open meeting may do so before or during the consideration of the item by the Board, subject to reasonable rules established by the Board, including a time limit.

### AGENDA:

1. Call to Order.
2. Roll call and recognition of previously appointed Board member Dorothy Taylor to fill vacancy; determination of quorum.
3. RULES FOR PUBLIC COMMENT – Board will consider adopting a sign-up sheet for member comments on specific agenda items, with comments limited to three minutes. (Comments on non-agenda items will be accommodated in item 13).
4. Review, consider and take action to approve minutes of prior meetings.
  - a. September 18 Special Meeting Minutes
  - b. September 18 Regular Meeting Minutes
5. EFFLUENT WATER AGREEMENT WITH SPICEWOOD AIRPORT PILOTS ASSOCIATION – Consideration of contract amendments, if any, requested by SAPA. Motion to adopt contract was passed Sept. 18 meeting, pending future review and consideration of any requested amendments from SAPA.
6. ETHICS AND CONFLICT OF INTEREST POLICY – Review and pass resolution memorializing Board action in adopting new Policy Governing Ethics and Conflicts of Interests, thereby binding all current and future Board members to the standards set forth in the Policy.
7. SIX MONTH REVIEW OF PROGRESS IN ‘KEEPING THE MAIN THING THE MAIN THING’ -- Discussion about Board and water company accomplishments since March 9, 2019, including: finishing repair of pumping barge; securing \$59,000 in insurance recovery for pump platform; getting approval for new, lower interest rate loan to pay off higher interest rate balloon note; applying to LCRA for investment matching for conservation project that reduces WOWSC water use; approving purchase and installment of generator for compliance with TCEQ; offering contract proposal to SAPA for increasing size of available dispersant fields for effluent water; establishing process for handling unprecedented number of Public Information Act requests (37); establishing Code of Principles by Board vote and for adherence by future Boards; re-establishing annual meeting date to comply with

bylaws; developing managerial report for Board oversight; status of annual budget; and company goals for next six months.

8. MANAGER'S REPORT –
  - a. LCRA CONSERVATION GRANT – Manager to provide update on change in WOWSC contribution to LCRA Cost Sharing project for water conservation.
  - b. GENERATOR PURCHASE UPDATE– Manager will provide update on contract, deposit, schedule for installation.
  - c. COST ESTIMATES FOR FIVE YEAR PLAN PROJECT -- Progress on development of cost estimates for pre-treatment facility and other projects.
  - d. REGULATORY COMPLIANCE – Manager will provide detailed overview of regulatory compliance services of Utilities Inc. and progress in maintaining compliance.
  - e. SEWER SYSTEM PERMIT RENEWAL – Report status of renewal process.
  - f. EASEMENT RELEASE REQUEST – Update, easement release request in Center Cove.
9. FINANCIAL REPORT – Treasurer Mike Nelson to discuss monthly financial reports.
10. ADOPTION OF ELECTION PROCEDURES FOR THE ANNUAL MEMBERS MEETING – Board will consider possible action needed to begin adoption of election procedures for 2020 annual meeting.
11. Executive Session under Texas Government Code § 551.071(1) and (2) regarding:
  - a. French, et al., Intervenor-plaintiffs and Double F Hangar Operations, LLC, et al. v. Friendship Homes & Hangars, LLC, Windermere Oaks WSC, et al., Cause No. 48292, 33<sup>rd</sup> Jud. Dist., Burnet County Dist. Ct.; and
  - b. TOMA Integrity, Inc., et al. v. Windermere Oaks WSC, Cause No. 47531, 33<sup>rd</sup> Jud. Dist., Burnet County Dist. Ct., on appeal at 6th Ct. of Appeals, No. 06-19-00005-CV.
  - c. Appeal of Attorney General ruling filed in Travis County Court in the case of WOWSC v The Honorable Ken Paxton, Attorney General of Texas, for protection of corporate rights and privileges during ongoing litigation.
12. Consider and/or act on matters reviewed in the immediately preceding Executive Session agenda item.
13. Comments from citizens and members who have signed sign-up sheet to speak (3-minute limit per person).<sup>1</sup>
14. New business and discussion and possible action on agenda for next meeting.<sup>1</sup>
15. Set date, time, and place for next meeting.
16. Adjourn.

The undersigned 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 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.



Joe Gimenez, Board President

<sup>1</sup> The Board is not allowed to take action on any subject presented that is not on the agenda, nor is the Board required to provide a response; any substantive consideration and action by the Board will be conducted under a specific item on a future agenda.