

WINDERMERE OAKS WATER SUPPLY CORPORATION

424 COVENTRY ROAD, SPICEWOOD, TX 78669

NOTICE OF REGULAR BOARD MEETING

The Board of Directors of the **Windermere Oaks Water Supply Corporation will meet**

Thursday November 18, 2021 at 6:00 p.m.

at the Spicewood Community Center, 7901 County Road 404, Spicewood, TX 78669

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. Members who desire to address the Board regarding an item on the agenda during an open meeting may do so before consideration of the item by the Board during the public comment portion of the agenda. 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 agenda.

AGENDA:

- 1) Call to Order.
- 2) Roll call.
- 3) Comments from citizens and members who wish to speak on agenda or non-agenda items (3-minute limit per person).¹
- 4) APPROVAL OF BOARD MEETING MINUTES –
 - a) September 30, 2021
- 5) MANAGER’S REPORT
 - a) CLARIFIER AND STORAGE TANK– Update on progress of plans related to clarifier and storage tank accomodating system growth.
 - b) REGULATORY FILINGS – Update on a) Eminent Domain 2022 Filing in Texas Comptroller Eminent Domain Database, b) Preliminary SB 3 Emergency Preparedness Plan filed with Public Utility Commission and other required filings by November 1st deadline.
- 6) TREASURER’S REPORT
 - a) Review and acceptance of September and October Financial Reports.
 - b) 2022 Budget process update.
- 7) E-BILLING & EPAYMENTS SOLUTIONS – Update on execution of contract and start of service with PayStar.
- 8) BYLAW CHANGES – Discussion, consideration and possible action on a) changes bringing WOWSC bylaws into agreement with state laws regarding elections; and b) clarifying language relating to membership fees.

¹ 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.

- 9) ELECTION PROCEDURES FOR 2022 ANNUAL MEMBERS MEETING – Discussion, consideration and possible action on a) approval of Credentials Committee b) review of Credentials Committee’s recommended Election procedures for 2022 Annual Members Meeting; and c) adoption of Credentials Committee recommended Election procedures for 2022 Annual Members Meeting, including setting date.
- 10) 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 item 14 below.
- 11) 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 12-13 below.
- 12) PURCHASE OF REAL PROPERTY – Discuss, consider, and act on the potential purchase of real property for WOWSC facilities.
- 13) SALE OF REAL PROPERTY – Discuss, consider, and act on the potential sale of WOWSC property.
- 14) 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.;
 - b) Ratepayers Appeal of Water and Sewer Increases by the WOWSC filed with the Public Utility Commission of Texas; and
 - 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.
- 15) INSURANCE – Discussion, consideration and possible action on D&O policies provided by agency.
- 16) RATE CASE AT PUBLIC UTILITY COMMISSION – Update on Ratepayers Appeal of the 2020 decision by WOWSC to change water and sewer rates.
- 17) NEW BUSINESS – Discussion and possible action on agenda for next meeting.
- 18) NEXT MEETING – Set date, time and place for next meeting.
- 19) 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