

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 **Tuesday February 11, 2020 at 6:00 p.m.** at the Spicewood Community Center, 7901 Co Rd 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. 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 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.

AGENDA:

- 1) Call to Order.
- 2) Roll call.
- 3) Comments from citizens and members who have signed sign-up sheet to speak (3-minute limit per person).¹
- 4) Approval of Board Meeting minutes
 - a) January 23, 2020
 - b) February 1, 2020
- 5) MANAGER'S REPORT –
 - a) GENERATOR INSTALLATION PROGRESS – update on tests, propane tank installation and billings.
 - b) PRE-TREATMENT FACILITY – Discussion of operator's findings on current clarifier and updates on pricing for new clarifier.
 - c) TRWA ANALYSIS – Update on communications with TRWA regarding what-if rate scenarios.
 - d) AUDIT – Update re communication with CPA regarding audit timing.
 - e) REPLAT OF LOTS 130 & 131 – Documents from title company did not reflect water pipe location down center of replatted lots. Replat approved by WO POA. Owner requesting WOWSC or WO POA to cover the reallocation of the pipeline across nearly 220 feet along outside of new property line. POA Guidelines stipulate this is the owner's responsibility.
- 6) SUBCOMMITTEE APPOINTMENTS – Review, discuss and take any appropriate action regarding assignments to subcommittees, including but not limited to Legal, Budget, Operations, Administrative, and Finances.

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.

- 7) TREASURER'S REPORT
 - a) Review of January financial statements if available.
 - b) Review legal budget billing worksheet and summarize payment plan proposals.
Take action as necessary.
- 8) TARIFF REVISION – Review, discuss and take any appropriate action including voting regarding updating of the Tariff to include the new rates approved at the February 1, 2020 Annual Board meeting.
- 9) MEMBER COMMUNICATIONS -- Review, discuss and take any appropriate action on necessary member communications to give members 30-day notice of rate change before the March 23 meter reading and offer information on legal matters.
- 10) Executive Session under Texas Government Code § 551.071(1) and (2) and § 551.072 regarding:
 - a) Jay Grissom Letter to WOWSC advising of intent to take issues to small claims court.
 - b) Ffrench, 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, 33rd Jud. Dist., Burnet County Dist. Ct.;
 - c) Deliberations regarding the potential purchase, exchange, lease, or value of real property
- 11) Consideration and possible action on items discussed in Executive Session.
- 12) New business and discussion and possible action on agenda for next meeting.¹
- 13) Set date, time, and place for next meeting.
- 14) 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