

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

Friday September 15, 2023 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 only consider, discuss, or act as contemplated under the Agenda identified below.

AGENDA:

- 1) CALL TO ORDER.
- 2) ROLL CALL.
- 3) PUBLIC COMMENT. 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.
 - i) April 15, 2023
 - ii) May 25, 2023
- 5) LEGAL ISSUES REPORT.
 - i) D&O Insurance Case
 - ii) Double F Hangar Lawsuit
 - iii) Rate Case
- 6) MANAGERS REPORT.
 - i) CONSIDERATION, DISCUSSION, AND APPROPRIATE ACTION pertaining to Operator Contract
 - ii) Clarifier – Update on progress of plans related to clarifier accommodating system growth.
 - iii) Zebra Mussel Mitigation – Update on filtration system installation.
 - iv) Repairs And Maintenance – Update on growing R&M activities, how WOWSC is handling.
 - v) Operations Challenges
 - vi) CONSIDERATION, DISCUSSION, AND APPROPRIATE ACTION: Next Step for Clarifier.
- 7) CONSIDERATION, DISCUSSION, AND APPROPRIATE ACTION to continue WOWSC's current insurance policies for 12 months.

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.

- 8) CONSIDERATION, DISCUSSION, AND APPROPRIATE ACTION addressing Director Walker's proposals:
 - a) Establishing a "legal subcommittee" and requiring minutes taken and actions recorded;
 - b) Establishing a common email address to facilitate requests for public information;
 - c) 3 to 5 year expansion plan to improve operations and facilities to accommodate growth;
 - d) Establishing a subcommittee to review all WOWSC contracts and report to Board on status of each contract;
 - e) Review of the policies concerning multiple users of common grinder pumps; and
 - f) Commissioning an operations audit to evaluate WOWSC's water and sewer system performance and capabilities.
- 9) CONSIDERATION, DISCUSSION, AND APPROPRIATE ACTION Establishing a "real estate subcommittee"
- 10) CONSIDERATION, DISCUSSION, AND APPROPRIATE ACTION addressing Director Ffrench's proposals:
 - a) Delegating authority to pay bills, communicate with accountants, and oversee accounting practices;
 - b) Designate the role of Public Information Officer for WOWSC;
- 11) DISCUSSION ONLY of topics requested by Director Walker and Director Ffrench:
 - a) Nature of trespass and arrest warning upon trespass of WOWSC's critical infrastructure facilities;
 - b) Nature of discussions between WOWSC and developers;
 - c) Status report on any outstanding Texas Commission on Environmental Quality rules violations in connection with WOWSC's sewer system.
 - d) Records retention practices;
 - e) Status of the possession of certain WOWSC personal business property from past officers to WOWSC;
 - f) Identification of WOWSC website administrator;
 - g) Creating a document summarizing currently active legal proceedings;
 - h) WOWSC's payment of bills in the regular course of business; including under existing enforceable contracts;
 - i) Corporate registered agent;
 - j) Public Comment Policy;
 - k) Financial audit;
 - l) Regular monthly Board meetings; and
 - m) WOWSC's Ethics Policy.
- 12) TREASURES REPORT.
 - i) Review of the most recent Monthly and YTD Financial Reports.
- 13) NEW BUSINESS. – Discussion and appropriate action on agenda for next meeting.
- 14) NEXT MEETING. – Set date, time and place for next meeting.
- 15) 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.



Richard T. Schaefer, Board President