

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 September 30, 2021 at 6:00 p.m.**
at the Windermere Oaks Pavilion, 103 Eaton Lane, Spicewood TX, 78669

Windermere Oaks is within an entrance gate. WOWSC will have a temporary gate code in place throughout the duration of the meeting to provide for public access to the meeting. Please use the following gate code: 2109.

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.

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) August 17, 2021
 - b) August 24, 2021
- 5) MANAGER’S REPORT
 - a) SAPA IRRIGATION PLAN – Update on plans and progress being made by Spicewood Airport Pilots Association for irrigation of 3 acres using WOWSC effluent.
 - b) ARPA FUNDS CONSIDERATION – Discussion and possible action on including, in request for ARPA funds, costs required for relocation of water plant.
 - c) CLARIFIER AND STORAGE TANK– Update on progress of engineering plans, pricing comparisons, and possible installation for clarifier and storage tank related to sytem growth. Discussion and possible action on paying deposit to tank manufacturer.
 - d) ZEBRA MUSSEL PROJECT – Update on efforts to secure regulatoty agencies’ approvals for installing strainer on the pump manifold on raw water intake barge to remove particles larger than 30 microns with automatic backwash capability. Discussion and possible action on paying deposit for screen.
- 6) TREASURER’S REPORT
 - a) Review and acceptance of August financial report.

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) LOAN – Discussion, consideration and possible action regarding approval of loan terms proposed by CoBank and finalizing loan.
- 8) E-BILLING & EPAYMENTS SOLUTIONS – Discussion and possible action on purchasing software program for members to use electronic payment options.
- 9) 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 13 below.
- 10) 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 11-12 below.
- 11) PURCHASE OF REAL PROPERTY – Discuss, consider, and act on the potential purchase of real property for WOWSC facilities.
- 12) SALE OF REAL PROPERTY – Discuss, consider, and act on the potential sale of WOWSC property.
- 13) 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.
- 14) INSURANCE – Discussion, consideration and possible action on seeking new insurance company.
- 15) RATE CASE AT PUBLIC UTILITY COMMISSION – Update on Ratepayers Appeal of the decision by WOWSC to change water and sewer rates.
- 16) NEW BUSINESS – Discussion and possible action on agenda for next meeting.
- 17) NEXT MEETING – Set date, time and place for next meeting.
- 18) 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