

**WHITEWATER SPRINGS WATER SUPPLY CORPORATION**  
**Minutes of the Board of Directors Meeting**  
**June 18, 2021**

The Board of Directors of the Whitewater Springs Water Supply Corporation (the “Corporation” or “WSWSC”) met at the Corporation’s Directors Meeting, open to the public, met at 104 Woodhollow Drive, Bertram, Texas at 3:00 P.M. A copy of the meeting agenda, along with associated certificates of posting is attached as “Exhibit A.” The following directors were present during the meeting:

Director David Jones  
Director David Giles  
Director Gregg Thompson

**Regular Agenda**

**Item 1**

Item No. 1 – Director Jones lead the group in the Pledge of Allegiance.

**Item 2**

Item No. 2 – Director Jones called the Public Meeting to order at 3:08 p.m. Directors David Jones, David Giles, and Gregg Thompson were present; thus, constituting a quorum.

**Item 3**

Item No. 3 was review and approve minutes from the previous board meeting. Director Thompson made a motion to approve the minutes as presented. Director Giles seconded the motion, and it was **PASSED** unanimously.

**Item 4**

Item No. 4 was to review member communication on items not on the agenda. There was no member communication, and no further action was taken on this item.

**Item 5**

Item 5 was to review the Treasurer’s Report and Payment of Bills. Director Giles reported that financials were stable from the last meeting. He reported that significant expenditures included payments to Samco, PGMS, and for the purchase of meters. He also reviewed other recent bills that were paid. He reported that the financial audit for 2020 is ongoing. Director Giles made a motion to approve the payment of bills as presented. Director Jones seconded the motion, and it was **PASSED** unanimously.

**Item 6**

Item No. 6 was to review the Operations Report and Review end of Month Reports. Director Thompson presented the Operations Report. Director Thompson reported that water usage seemed normal for this time of year. May usage was significantly lower than it was in 2020 due to heavier rains during the month. May usage was about 600,000 gallons compared to 1,000,000 gallons in 2020. Active taps count is hovering around 115. Director

Thompson discussed usage within the billing brackets. Most customers are staying in the under 4,000 gallons per month and he is hopeful that the new water rates will encourage higher bracket users to conserve and curtail usage. Percent loss was about 31% which is lower than expected. Director Thompson commented that SAMCO found some significant leaks and is hopeful the loss rate will go even lower with recent repairs. All of Director Thompson's reports are available on the WSWSC website. No further action was taken on this item.

#### **Item 7**

Item No. 7 was to discuss, consider, and action regarding the 2020 Audit. Director Giles reported the audit is underway with emails and records being shared by Director Giles. Director Giles asked that all Directors complete and submit their disclosure statement. No further action was taken on this item.

### **Old Business**

#### **Item 8**

Item No. 8 was to discuss, consider, and action regarding Cow Creek Crossing Pipe Repair. Director Giles reported that there was no action since the last meeting. Director Thompson mentioned that Samco did not report any leak at the pipe. Director Giles reported that BBA Engineering is working on options for consideration by the board. No further action was taken on this item.

#### **Item 9**

Item No. 9 was to discuss, consider, and take action as necessary regarding the Status of Test Well Program. Director Giles reported that the test well was supposed to be drilled by the end of last month; however, due to rain and other factors the permit expired before it was complete. Since the permit has expired Director Giles sent the application to the new owner who has since sent it to his lawyer for review. Director Giles said he is concerned that the opportunity for a test well on this property has been missed; however, he is hopeful that the new owner will continue cooperation. There was no further action taken on this item.

#### **Item 10**

Item No. 10 was to discuss, consider, and take action regarding purchase of Lot 216. Director Jones reported that closing on the property is set for June 25, 2021. The intent is to finance the purchase via WSWSC's bank; however, Director Giles reported that the purchase could be completed with cash on hand, if needed, pending funding from the bank. There was no further action taken on this item.

#### **Item 11**

Item 11 was to discuss, consider, and action regarding Update on Well 4 Project. Director Giles reported that the cedar mulching project at the site was complete at a cost of about \$11,000. Director Giles reported that despite earlier difficulties, he has had some productive conversations with TWDB as a result of telling them that WSWSC was considering funding the project without their assistance. He reported that BBA

(Engineering Firm) did not seem to have capacity to help with the Well 4 Project and seemed relieved that the project might be transitioned to Don Rauschuber. There are ongoing conversations with Don Rauschuber about the project. Director Giles gave a brief overview of the work that may be contracted for with Don Rauschuber. There was conversation regarding who equipment would be purchased from and how warranties would be handled. Various operational and design topics were discussed regarding the new well. There was no further action on this item.

### **Item 12**

Item No. 12 was to discuss, consider, and take action regarding Website Update. Director Thompson gave information on the website updates including a new page on leak trouble shooting for customers, an informational page for new residents, language about meter availability, and the new fee table. Director Thompson said he wanted to get further information from PGMS about the process on their side to include on the site as well as information on how to transfer a meter. He also added an FAQ page. There was no further action on this item.

## **New Business**

### **Item 13**

Item No. 13 was to discuss, consider, and take action regarding approval of Samco Leak Testing. Director Giles made a motion to approve the Samco estimate for leak testing. Director Thompson seconded the motion and it **PASSED** unanimously. Director Thompson reported some of the more substantial leaks that were found by Samco. Although Samco uses sound to find leaks they also recommended follow up on some areas where they saw standing water and other items of concern. PGMS will be following up on all Samco's findings. Director Thompson recommended continued monitoring and to contact Samco when percentage loss is up to 30% for several months. There was discussion of potentially utilizing Samco every second year. There was no further action on this item.

### **Item 14**

Item 14 was to discuss, consider and action regarding Initiation of Well 5 Project. Director Giles made a motion to initiate a Well 5 Project on lot 216. Director Thompson seconded the motion and it **PASSED** unanimously. Director Giles reported that BBA will be kicking off this project. This will be a single water line going into the main tank. There was a discussion about the financial implications and logistics of this project. There was no further action on this item.

### **Item 15**

Item 15 was to discuss, consider, and action regarding Rebate for Rainwater Collection System. Director Giles presented an idea for discussion to rebate \$3,000 to those who installed a rainwater collection tank of a specified size. He proposed funding these rebates by raising the new hookup/meter fee from \$9,000 to \$15,000. There was discussion about different ways to implement a rebate program. Director Thompson suggested a tiered program. Director Giles said he would talk to WSWSC's attorney about the idea. No further action was taken on this item.

**Item 16**

Item 16 was a non-agenda item to discuss, consider, and action regarding non-payment of water bills within the community. Director Giles made a motion that Director Jones and Director Thompson research and work with PGMS to research and resolve any non-payments. Director Thompson seconded the motion and it **PASSED** unanimously.

**Item 17**

Item 17 was a non-agenda item to discuss, consider, and action regarding scheduling of upcoming meetings. Director Jones suggested scheduling meetings to coincide with WSWSC's attorney being in town and to relocate meetings back to the Bertram library post-Covid. There was discussion of instituting more regular meetings once everyone has returned from summer vacations to help keep community involvement high. There was no further action on this item.

**Executive Session**

**Item 18**

Item 18 was to discuss, consider, and action as necessary regarding items discussed during Executive Session. There was no Executive Session this meeting.

Director Giles made a motion to adjourn the meeting at 4:25 p.m. Director Jones seconded the motion, and it was **PASSED** unanimously.

PASSED, APPROVED, AND ADOPTED this \_\_6th\_\_day of \_\_December\_\_2021.

*David Giles*

David Giles, Secretary