

## WHITEWATER SPRINGS WATER SUPPLY CORPORATION

### Minutes of the Board of Directors

Wednesday, April 13, 2022 - 2:00 p.m.

Bertram Public Library, Bertram, TX

#### Meeting Minutes

#### Regular Agenda

1. **Pledge of Allegiance** - The Pledge of Allegiance was led by Director Thompson.
2. **Call Meeting to Order and Establish a Quorum** - The meeting was called to order at 2:00 p.m. and a quorum was established with Director Giles, Director Thompson, Director Haley, Director Kovach, Director Spehar, and Director Caramanica (arrived after a quorum was established) present.
3. **Review and approve minutes from previous Board meetings (Haley)**--Director Haley made a motion to approve the minutes from the March 2, 2022, annual meeting. Director Giles seconded the motion and it **PASSED** unanimously. Director Haley made a motion to approve the minutes from the March 2, 2022, regular meeting. Director Giles seconded the motion and it **PASSED** unanimously.
4. **Receive member communication on items not on the agenda, 30 min max - Limited to 3 minutes per person.** - There was no member communication. Director Spehar provided an update on the membership excel spreadsheet that he has been working on. Director Thompson mentioned that we are trying to keep track as well as organize as much customer information as possible. We are also wanting to have good record keeping on all the water meter applications that are being submitted.
5. **Treasurer's Report and Payment of Bills (Giles)** - Director Giles gave the Treasurer's report. He stated all reports, statements, and bills paid can be viewed by directors on DropBox. There is currently a \$591,000 balance in Chase and \$450,000 in Capital. All funds in the Capital account are dedicated to the development of Well 4. Director Giles reviewed some of the recent activity. Director Giles mentioned that all bills have been paid to date. There was no further action on this item.
6. **Operation's Report and Review of End of Month Reports (Thompson)** - Director Thompson gave the Operations report. He reported that the previous leak is under control, but not totally resolved yet. He will continue to encourage PGMS to keep pushing until we get water loss numbers below 30%. Director Thompson mentioned that the total well usage jumped up in March for the 120 active taps that are located within Whitewater Springs. There are roughly 35 inactive taps, which pumped around 7,800 gallons in March. These are typically homes that are currently under construction. There are a total of 159 meters located within Whitewater Springs. This number also includes the meters located on the wells. The average household usage this year compared to last is a lot higher. Director Thompson said that wells pumped 905,000 gallons, which was down from the just over a million in January. He stated that we sold 525,000 gallons last month. Director Thompson mentioned that the wells are performing much better with well 1 pumping about 25 gallons per minute and well 3 pumping about 20 gallons per minute. He said he has never seen numbers like that before. Director Thompson mentioned that Whitewater Springs is currently under Stage 1 water restrictions, which usually last from April-September. There was no further action on this item.

#### Other Business

7. **Discuss and possible action on the Residential Connection Fee (Giles)** - Director Giles gave a report on why the residential connection fee should be increased. He stated that it is our responsibility, as a Board, to make sure that the water company is always financially solid. Currently the monthly fees just about covers what it costs to run the water company. According to Director Giles, we haven't seen a rate increase from

PGMS in quite some time. All of the costs associated with running the water company are going up. The connection fees support projects put forth by the water company. Director Giles said that 3 years ago the connection fee increased from \$5,500 to \$9,000. Director Thompson asked how many more houses need to be built to finish out Whitewater Springs. Director Giles said roughly 150 for an even 300. Director Giles also indicated at some point we are going to have to do repair work on the system and infrastructure. Director Giles proposed raising the connection fee to \$12,400 plus an additional \$1,600 in fees for a grand total of \$14,000. Director Caramanica agreed that this is a good idea since all costs are going up across the board. Director Kovach asked how does this compare to other neighborhoods around the area. Director Giles said they are all over the place. He said we need to focus on being financially stable for years to come. Director Thompson asked if we should hit existing members with an increase as well. Director Giles said yes. Director Giles made a motion to raise the base residential connection fee to \$12,400 and to raise the base rate for current customers to \$98.00 a month. Director Caramanica seconded and it was **PASSED** unanimously.

8. **Update on Well 4 & 5 Project (Giles)** - Director Giles gave an update on Well 4. The electrical has now been installed and nothing else has been done to date. He indicated that the pipe has been installed for Well 5. Should be drilling the hole by the end of May hopefully. Director Thompson asked how much has been spent so far. Director Giles indicated that \$54,000 has been spent to do the pipping and trenching. Another \$6,000 was spent to purchase the pipe. He said that \$15,000 has been spent on engineering and that we should be looking at about \$90,000 to drill the hole. There was no further action on this item.
9. **Plugging Two Old Test Wells (Giles)** - Director Giles reported that we now have three test wells to plug. The Water board is handling two of the wells and the POA has agreed to pay for the well located on POA property. He indicated that we have contracted with TexanWater to plug the wells at a cost of roughly \$9,000 for all three wells. This should be done around the end of April. There was no further action on this item.
10. **Generator/Electrical Backup (Thompson)** - Director Thompson reported that the committee, assigned with this task, decided we need to do a little risk analysis on what the weak points of our infrastructure are and what could happen if we have a freeze with no water and no electricity. The committee did a site visit and need to summarize their findings. Also, look into finding an on-demand portable generator provider if indeed such a service exists. At this point such a service has not been located. There was no further action on this item.
11. **Winterizing (Giles)** - Director Giles reported that he has been looking into different ways of insulating the well heads and the pipes that are above the ground. Director Giles made a motion that we allocate \$5,000 for winterization of the well heads. Director Thompson seconded and it was **PASSED** unanimously.
12. **Acquisition of Digital Pressure Gauge (Thompson)** - Director Thompson made a motion that we purchase the digital pressure gauge for \$800. Director Giles seconded and it was **PASSED** unanimously.
13. **Executive Session** - There was no Executive Session. There was no further action on this item.
14. **Adjournment** - Director Thompson made a motion to adjourn at 3:32 p.m. Director Spehar seconded the motion and it **PASSED** unanimously.