WHITEWATER SPRINGS WATER SUPPLY CORPORATION
DIRECTOR MEETING
June 23, 2026 at 3pm
Bertram Public Library, Bertram, TX
Call in Number: +1 346 248 7799 Zoom Meeting ID: 960 815 0738 Passcode: 765325

Regular Agenda

1. Pledge of Allegiance
2. Call Meeting to Order and Establish a Quorum
   Notes: Meeting called to order at 3:02 pm. Directors Thompson, Spehar, Caramanica, and Ripperger-Suhler in attendance so quorum achieved.
3. Review and approve minutes from previous Regular Board meeting (Thompson)
   Notes: None
   ~~**Table | No Action**~~ **| Vote: Approve 4/4 regular meeting minutes Move: Thompson Second: Spehar Yea: 4 Nay: 0**
4. Receive member communication on items not on the agenda. 30 min max – Limited to 3 minutes per person (Thompson)
   Notes: None
   ~~**Table | No Action | Vote: _____ Move: _____ Second: _____ Yea: __ Nay: __**~~
5. Treasurer's Report and Payment of Bills (Haley)
   Notes: Thompson presented in Haley's absence. $584,000 + in unrestricted cash. $429,000 + in restricted cash. $1 million in total cash (restricted and unrestricted). Debt of $779,000 + leaving a net of $244,000 +. Well #5 lot will be paid off at the end of June. Reviewed April and May expenses. Our operating account is struggling which has triggered a rate review that will be discussed later in the agenda.
   ~~**Table | No Action |**~~ **Vote: Pay April and May bills as presented Move: Thompson Second: Caramanica Yea: 4 Nay: 0**
6. Operations Report and Review of End of Month Reports (Thompson)
   Notes: Pumped about 1 million gallons, sold about 700,000 gallons. Water loss at 21% which puts us in the 30th percentile for all Texas water utilities. Would like to see us do better. A few leaks have cropped up recently. 207 meters in the ground.
   ~~**Table | No Action | Vote: _____ Move: _____ Second: _____ Yea: __ Nay: __**~~
7. Ongoing and Deferred Maintenance Items (Thompson)
   Notes: Nothing to discuss. Board members free to initiate any projects previously discussed.
   Table | ~~**No Action | Vote: _____ Move: _____ Second: _____ Yea: __ Nay: __**~~
8. Aquifer Status Report (Caramanica)
   Notes: Frank asking TraC-n-Trol about depth monitors.
   ~~**Table | No Action | Vote: _____ Move: _____ Second: _____ Yea: __ Nay: __**~~

Other Business

9. Add Starlink to SCADA at main wellhouse and upgrade to Windows 11 (Thompson).
Notes: We've had some connection issues for SCADA recently. Cell phone link currently being used. Asked TraC-n-Trol to look into using Starlink with Cell connection as a backup. We are also on windows 10 for our server which needs to be upgraded to windows 11. Quote is $11,000 for these upgrades which includes some hardware and software additions to the current SCADA setup.
~~**Table | No Action |**~~ **Vote: Approve estimate from TraC~n~trol for Starlink and Windows 11 upgrades. Move: Thompson Second: Caramanica Yea: 4 Nay: 0**

10. CTGCD Permit status. (Thompson)
Notes: Gregg and Randy met with CTGCD on the permit. We have agreement to move to 90 acre-feet with the addition of well #4 and to the full 114.7 once we add the remaining wells for the completion of the water system for Whitewater Springs. Randy will work with legal counsel for CTGCD to formalize our agreement.
~~**Table | No Action | Vote: _____ Move: _____ Second: _____ Yea: __ Nay: __**~~

11. Update on Well 4 (Thompson)
Notes: We have an estimate for building well #4 from BBA. It was a little more than $700K which was less than I thought. We have verbal agreement with FSSB to lend us $1.2 million. Only need final numbers from TWDB to escrow the current loans so that we can refinance from FSSB before the payoff date of 2029. If numbers work we will complete the financing with FSSB and proceed with well #4 now. Board must approve any financing deal contemplated.
~~**Table | No Action | Vote: _____ Move: _____ Second: _____ Yea: __ Nay: __**~~

12. 2025 Audit Report and FDIC insurance (Haley)
Notes: Kevin Cowan from Ludwick, Montgomery & Stapp, P.C presented our 2025 Audit results. Clean opinion. Small increase in assets as well as liabilities. Income was flat. No issues with getting answers to questions or pushback on the audit.

DRAFT

Overall very clean. This is consistent with prior years.
~~**Table**~~ **| No Action |** ~~**Vote: _____ Move: _____ Second: _____ Yea: __ Nay: __**~~

13. 2026 Rate Increase (Thompson)
Notes: Gregg did an analysis of both base and usage rates vs inflation from 2020. This was triggered by the operating expenses exceeding our normal monthly income excluding meter fees. New rates were proposed extrapolating rates from 2020. The base and all tiers need to be increased a small amount to keep up with inflation. All amounts were rounded down from fractional amounts. This will include no change to the summer rate since we just voted for that. We will continue to more strictly monitor capital improvements as well as meter fees in our Capital Account. Estimated additional annual operating revenue is about $21,000 from these rate changes based on last year's usage.
~~**Table**~~ **|** ~~**No Action**~~ **| Vote: Move we adopt the new rate schedule as presented as quickly as it can be implemented. Move: Thompson Second: Spehar Yea: 4 Nay: 0**

14. Board membership announcement.
Notes: Mike Spehar communicated he would like to retire from the board due to health concerns. He would like to continue to be involved in board activities. He wants to develop a history of the WSWSC. We thanked him for his years of service to the board. Mike will attend our next meeting and participate in the vote for his replacement. Ellis Givens (in attendance) introduced himself as someone who is interested in filling Mike's position. No other candidates have expressed interest at this time.
~~**Table**~~ **| No Action |** ~~**Vote: _____ Move: _____ Second: _____ Yea: __ Nay: __**~~

Executive Session

The Board of Directors may go into Executive Session on any item above, including the specific items listed below, if necessary, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the above matters under the following sections: Texas Government Code Ann. Sec. 551.071-Consultation with Attorney; Texas Government Code Ann. Sec. 551.072 - Real Property; Texas Government Code Ann. Sec. 551.074 - Personnel Matters; or Texas Government Code Ann. Sec. 551.076

- Deliberation Regarding Security Devices or Personnel:
- Corporation property;
- Montvale Agreement;
- TCEQ, TWDB, CTGCD Issues
- Operational Contract;
- Billing and Membership Issues;
- Catastrophic Events;
- District Creation

15. Discuss, consider, and take action as necessary regarding items discussed during Executive Session
Notes: No executive session needed.
~~**Table | No Action | Vote: _____ Move: _____ Second: _____ Yea: __ Nay: __**~~

16. Set date for next meeting
Notes: July 20 at 6:00 pm.

17. Adjournment at 4:14 pm
~~**Table | No Action**~~ **| Vote: Adjorn meeting Move: Thompson Second: Spehar Yea: 4 Nay: 0**

Ken Ripperger-Suhler
Secretary
Whitewater Springs Water Supply Corporation

DRAFT