

**Attendees:**

Stanley Brewer – Cox Subdivision – President  
Randy Pebsworth – Town North Village – Vice President  
Deborah Hunt – Town North Estates - Secretary/Treasurer  
Adolfo Pompa – Plott Acres  
Sheryl Prime – Town North Village  
Peggy Jones - Town North Village

**Call to Order:**

Stanley Brewer, President

**Invocation:**

Sheryl Prime

**Pledge of Allegiance:**

Stanley Brewer, President

**Public Comments:**

None

**Minutes:**

Approval of the February 20, 2025, Board Meeting Minutes

A motion was made and seconded by Sheryl Prime. All were in favor. – **Motion Carried**

**Finance and Administration:**

**FA 1: Review and Approval of Invoices to be Paid**

Lanita McCauley Bates, Anser Advisory, presented the invoices and discussed the need for review and approval.

- Detailed review of invoices totaling \$37,801.57, including professional services, laboratory fees, attorney fees, and delinquent tax notices.
- Matt McPhail, Winstead: He spoke with Tammy Sawyer, who is the connection we have to the Smith family right now the most important thing is to get them paid because they are delinquent.
- Given the amount of money, we're dealing with Lenita, but I assume we're asking the board to approve payment tonight. The invoices are due on March 31st, and we want to ensure they're paid promptly to avoid any issues or additional fees. If there's any amount that needs to be recovered after review, we can address that later. Matt will need to reach out to Blaze, Tammy and discuss at the April board meeting.
- Discussion about pending payments to Patterson, ensuring all necessary information and materials are received before releasing funds. Further discussion from Matt on the Patterson invoice in GC2.

A motion was made and seconded by Stanley Brewer All were in favor. – **Motion Carried**

**FA 2: Update on Audit:**

Lanita McCauley Bates, Anser Advisory: The audit is progressing well. Christy Conley is providing answers to questions and materials to the auditors. Taxes are on track to be completed by May 15th.

**FA 3: Discussion of Annual Meeting:**

Matt McPhail, Winstead: No formal election needed as there were not more candidates than available positions. Adolfo resigned, leaving a vacancy to be filled after the annual meeting.

- Agenda Approval: The agenda for the annual meeting on April 24th was approved.
- Selection of Independent Election Auditor no action required for this item
- Finalize and Approve Ballot and Agenda A motion to approve the annual meeting agenda was seconded by Sheryl Prime. All were in favor. – **Motion Carried**

**FA 4: Other Items:**

**General Counsel:**

**GC 1: Status Update Regarding the Sale, Transfer, and Merger of The Smith Family System**

The temporary rate docket is awaiting approval from the PUC, expected to be resolved by April 3rd or April 24th.

**GC 2: Status Update on Patterson Demand Letter:**

Ongoing communication with Patterson's attorney to resolve outstanding issues and ensure all necessary information is received before making payments.

**GC 3: Other Items:**

**Operations:**

**OP 1: Engineer Status Update:**

No specific updates provided.

**OP 2: U.S. Water Status Update:**

Wes Fromlath. U.S. Water gave an update on meter shut offs and reconnections due to non-payment.

- Concerns were raised about the number of septic systems and their potential impact on water quality. The need to investigate nitrate levels in wells, which could indicate contamination from septic systems, was discussed.
- The board discussed the possibility of lowering water rates but noted the need for more data before deciding. It was discussed that a better understanding of water usage and collections is necessary to make an informed recommendation. The issue of high-water bills for some residents was addressed, with suggestions for payment plans and the need for residents to communicate their concerns.
- It was noted that some high bills might be due to leaks or past due amounts, and the importance of investigating these issues was emphasized. There was a discussion that the challenges with meter readings and the need to ensure accurate data collection. The importance of getting all residents to pay their bills to establish a cost baseline for potential rate adjustments was highlighted.
- Discussion on locking mechanisms for meters and the cost-effectiveness of different options. Issues with high water bills and the need for customers to reach out for assistance.

**OP 3: Other Items:**

- Policy for High Consumption: Adopted a policy to handle high consumption accounts by averaging the last three months' usage to address billing discrepancies.
- TCEQ Violations: Addressed various compliance issues, including missing coliform sampling, incomplete CCR reports, and lead service line inventory. Plans to rectify these issues were discussed.
- Commitment to re-evaluate water rates after gathering sufficient data on consumption and collections.
- Discussion on a property owner drilling a well and potential issues with setbacks and compliance.
- Plans to investigate nitrate levels and potential infiltration issues.

**Capital:**

**C 1: Board Update on Grant Application for Capital Improvements**

Lanita McCauley Bates, Anser Advisory: Discussed the status of the grant application for capital improvements and the need to break down the project into phases to utilize the initial \$3 million funding.

**C 2: Other Items:**

**System Manager:**

**SM 1: Set Date for the Next Board Meeting**

The Annual and Board of Directors meetings was confirmed for April 24th.

**SM 2: Other Items**

**Board Items:**

**BD 1 Other Items**

**Adjourn:**

*April 24, 2025*

Date Minutes Approved