Stanley Brewer – Cox Subdivision – President
Randy Pebsworth – Town North Village
Deborah Hunt – Town North Estates - Secretary/Treasurer
Sheryl Prime – Town North Village
Peggy Jones - Town North Village
Stephen Wiggins - Town North Village

Call to Order: Stanley Brewer, President

Invocation: Stanley Brewer

Pledge of Allegiance: by all

Public Comments: None

Minutes

M 1 Approval of the January 6, 2026, Board Meeting Minutes

- A motion was made to approve the minutes from the previous meeting by Stanley Brewer and seconded by Randy Pebsworth. All were in favor. **– Motion Carried**

Finance and Administration

FA 1 Review and Approval of Invoices to be Paid

- Lanita McCauley Bates, Accenture: Presented a detailed review of invoices totaling $39,471.60 including professional services, loan repayment, and attorney fees. U.S. Water invoice should be reduced going forward. Discussed the lab testing and costs. A motion was made to approve the invoices made by Stanley Brewer and seconded by Deborah Hunt. All were in favor. **- Motion Carried**

FA 2 **2**026 Cash Projections and Loan Balances

- Lanita McCauley, Accenture: Reviewed the Cash projections and remaining loan balances. Christine will give us a monthly breakdown of the emergency repair loan.
- Christine Conley, Accenture: discussed the allocation of the US Water loan.

FA 3 Approval of Authorization for checks to be signed by Christine Conley

- Christine Conley, Accenture: Requested authorization to be able to sign checks, this would speed up the process of paying invoices and save the cost of shipping. A motion was made to approve Christine Conley as a check signer made by Stanley Brewer and seconded by Randy Pebsworth. All were in favor. - **Motion Carried**

FA 4 Other Items –

- Jacob Martin Invoice to be paid A motion was made to approve the invoices made by Randy Pebsworth and seconded by Stanley Brewer. All were in favor. **- Motion Carried**

General Counsel

GC 1 Discussion on Annual Meeting and appointment of an independent Election Auditor

- Matt McPhail, Winstead: Discussed the status of the annual meeting. Need to start an agenda for the Annual meeting. Goal is to identify an external auditor by next meeting.
- Two current members will not run. Recruit candidates to maintain a seven-member board with representation across the neighborhoods.
- To be a board member they must be a customer/member of the association to run for a board position. Must be at least 18 years and no felonies on their record. Members should be current on their accounts.
- Consider bylaw amendment to reduce to five members if recruitment fails, which would require a member vote at the annual meeting.

- U.S. Water – they can put a flyer in the bill to let residents know about the election. Also, a possible Facebook post to let members know there are open positions that need to be filled.

GC 2 Status of Easements and Potential Real Estate Acquisition

- Matt McPhail, Winstead – we currently do not have an update. Will keep on the agenda for future updates.

GC 3 Other Items

Operations

OP 1 Engineer Status Update

- Presented by: Allen Phillips, Jacob Martin: The emergency project, contractor submittals in review: underway to verify actual valve sizes and field conditions. Thunder Pump gave us a quote of $4,500.00(from contingency) to add Variable Frequency Drive (VFD). A motion was made to add a change order for the VFD by Stanley Brewer and seconded by Deborah Hunt. All were in favor. - **Motion Carried**
- House Bill 500 Opportunity- over a billion dollars for water infrastructure in Texas. Applications must apply through a county and be sponsored by the county. Jacob Martin is reaching out to see if the county is sponsoring anyone, and if they are willing to sponsor South Plains. Applications are due in July, and it is 100% grant. Hope to have an update for the next meeting.

OP 2 U.S. Water Status Updates

- Davis Salinas, U.S. Water representative: Winterized the facilities. A total of 280 connections, 39 disconnects and 16 reconnections.
- Reverse 911: first use during freeze, generally effective, will refine messaging based on member feedback that we receive.
- Community Assistance: CJ Smith allowed heat trace power connection during the freeze, materially helping prevent refreeze.

OP 3 Customer Services Update

- Lanta McCauley, Accenture: We will need to send out a notice to inform the customers of the emergency repair work that is going to be done. The notices will be mailed, will have the draft prepared this week and mailed out by next week.

OP 4 Discussion and Action for the Income Survey

- Allen Phillips, Jacob Martin: Agreement from SPAG for $1,500 to support income survey. It was approved to execute the agreement.

OP 5 Discussion and Action on Procurement for Grant Consultants

- Allen Phillips, Jacob Martin: need to do a solicitation for each one of the consultants. Will advertise in a county newspaper. There are five ads that need to go into the newspaper twice and then we will also put on the website, this is approximately $4,500 to run the ads. The ads must run for 30 days then the consultants will turn in a proposal for the March meeting. A motion was made to move forward with the process and submitting the ads to run in the paper for $4,500 by Stanley Brewer and seconded by Deborah Hunt. All were in favor. - **Motion Carried**

OP 6 Discussion of the Regionalization Study

- Ken Rainwater: Provided information regarding the EPA (Environmental Protection Agency), they would like to reduce violations. AWWA Small Systems Division (Steve Walden) is willing to prepare, at no cost, materials to seek a $2M grant for an engineering regionalization study. After the AWWA prepares the documents and we apply for their grant to do the study, then the study could be done by Jacob Martin.

OP 7 Other Items

- Well Site Ownership: Well sits on/near private parcel, flow meter and controls on easement access possible rom alley. Explore purchasing a small footprint to secure long-term access and improvements.

System Manager

SM 1 Set Date for the Next Board Meeting

- The next board meeting was scheduled for Thursday, February 26, 2026.

SM 2 Other Items

Board Items

BD 1 Other Items

Adjourn

February 26, 2026

Date Minutes Approved