Peggy Jones– Town North Village – President
Randy Pebsworth – Town North Village – Vice President
Sheryl Prime – Town North Village - Secretary/Treasurer
Stephen Wiggins – Town North Estate – Asst Secretary/Treasurer
CJ Leonard - Town North Estate
Eugene Bagwell – Town North Village

Call to Order: Randy Pebsworth, Vice President

Invocation: Randy Pebsworth

Pledge of Allegiance: by all

Public Comments:

Vote on Officers:

Discussion was held regarding board officer positions and need for designated signatories for administrative purposes. A motion was made to appoint Peggy Jones to President, Randy Pebsworth will stay as Vice President, Sheryl Prime to Secretary/Treasurer and Stephen Wiggins to Assistant Secretary/Treasurer by Randy Pebsworth and seconded by Peggy Jones. All were in favor**. - Motion Carried**

Minutes

M 1 Approval of the March 26, 2026, Board Meeting Minutes

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

Finance and Administration

FA 1 Review and Approval of Invoices to be Paid

- Christine Conely, Accenture: Presented a detailed review of invoices for March and April totaling $163,653.92, including professional services, loan repayment, and attorney fees. April was higher as we finalized the Emergency repairs. A motion was made to approve the invoices by Randy Pebsworth and seconded by Peggy Jones. All were in favor. **- Motion Carried**

FA 2 Emergency Repair Payments Accounting

- Christine Conely, Accenture: Discussed the emergency repairs budget. There is a remaining balance of funds in the amount of $28,853.24. Decide to hold the money for any additional emergency repairs that may occur.

FA 3 Propose and Approval of Motion to sign a contract with a collection agency

- Christine Conely, Accenture: Recommend the board execute a contract with a SWRS, a collection agency in accordance with the rules and requirements sent forth in the bad debt and account write off policy and to take actions necessary to implement this authorization. collections services. Paid only if collections are successful and they focus on "soft collections" (non-aggressive). A motion was made to execute a contract with the collection agency to approve the contract with Debt with the collection agency made by Peggy Jones and seconded by Randy Pebsworth. All were in favor. - **Motion Carried**

FA 4 Propose and Approval of Motion to Disperse the TWDB Grant funds as needed

- Christine Conely, Accenture: Moved that the Board authorizes the President and/or General Manager to make disbursements from grant funds as needed for approved project expenses, without requiring the same approval process used for monthly operating expenses. All such disbursements will be reported to the Board in the monthly financial report, including the amount, payee, and purpose of each payment. A motion was made to allow disbursement from the grant funds as needed for approved projects expenses without waiting for board meeting approvals by Eugene Bagwell and seconded by Randy Pebsworth. All were in favor. **- Motion Carried**

FA 5 Audit Report

- Kacey Gast, Bolinger, Segars, Gilbert & Moss, L.L.P.: Reviewed the 2025 audit report of SPWSC. This was the first full year audit; this audit was through December 2025. The numbers are being compared to 2024 which was not a full year and will account for some of the differences. In their opinion the financial statements present fairly for SPWSC. Reviewed the assets, cash flow, and balance sheet.
- If spending over $1 million a year, an additional compliance audit may be required.

FA 6 Other Items

General Counsel

GC 1 Status of Easements and Potential Real Estate Acquisition

- Matt McPhail, Winstead: Currently there are no updates, will be a standing item.

GC 2 Open Meeting Training

- Matt McPhail, Winstead: Members of the board must take open meetings and open records training. Will send out an email with the link to the required trainings. Once completed you will receive a certificate of completion.

GC 3 Review & Update SPWSC Corporate Documents

- Matt McPhail, Winstead: This is not a true action item, as we are not changing anything, only making sure everything is legible. Once the website is back up, we will post the cleaned-up documents. Will also give the board a copy once they have been filed.

GC 4 Other Items

- Eugene Bagwell – having trouble reading emails and reviewing the attachments. Peggy will try to help as she has same type of phone.

Operations

OP 1 Engineer Status Update

- Allen Phillips, Jacob Martin: We closed the funding on May 12th. The first outlay we can make is in June; we will do the debt restructuring. We will use a template to allocate all the invoices each month to the correct line item and send it to the Texas Water Board to review. Then they will move the funds after approval.
- Must complete environmental assessment and a planning document specific to the items and they will all need to be approved. These steps and approval will most likely take time and can expect authorization to bid in the 1st or 2nd quarter of next year.
- The scope is to repair electrical systems at pump stations, add mobile generator connections, remote monitoring, water meter replacements and replace pressure tanks. There are also two sites that will need water line replacement and distribution system improvements.
- We are still working with South Plains Association of Governments to do the income survey. We are finishing the application to the water board to get approval to do the income survey. Hoping to have a timeline by next board meeting. Will need 90-95% survey participation from the residents.

OP 2 U.S. Water Status Updates

- Brian U.S. Water representative: There is a customer locked out for nonpayment. He has a case worker who reached out and said they can make payment if we can turn the water on first. He owes $2563. A motion was made to allow them to turn the water back on and give them a chance to pay the bill by Randy Pebsworth and seconded by Peggy Jones. All were in favor. **- Motion Carried**
- Brian U.S. Water representative: Majority of prior billing concerns have been resolved. One was a confirmed meter error and the others were leaks.
- Brian U.S. Water representative: Today at Town North Village there was plumbing redone and they added to it. When it was shut down, they started up the emergency well and the weak spot popped. It is still leaking, and the property owner is aware, and we will be back on site tomorrow.
- When there is a leak, we try to inform the homeowner, if they are not home a door hanger letting them know about the leak will be left on the door.

OP 3 Customer Services Update

- Covered in OP 2

OP 4 Summary of Laboratory Results

- David Salinas, U.S. Water representative: Results for Cox and Town Estates from July 2025. Will prepare the public notices and will send them out.

OP 5 Other Items

System Manager

SM 1 Discussion of Community Open House

- Robert Sheets, Accenture representative: A chance for the board to invite the community to see the progress and give them updates of SPWSC. We can set a time before a board meeting to invite the community in if the board would like to do so. Another option would be to offer a workshop, will discuss next board meeting.

SM 2 Set Date for the Next Board Meeting

- The next board meeting was scheduled for Thursday, June 18, 2026.

SM 3 Other Items

Board Items

BD 1 Other Items

Adjourn

June 18, 2026

Date Minutes Approved