

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

**Call to Order:** Peggy Jones, President

**Invocation:** Randy Pebsworth

**Pledge of Allegiance:** by all

**Public Comments:**

## **Minutes**

### **M 1 Approval of the June 18, 2026, Board Meeting Minutes**

- A motion was made to approve the minutes from the previous meeting by Randy Pebsworth 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, Accenture: Condolences to Eugene Bagwell and his family. Welcome to all the new appointed board members. Presented a detailed review of standard operating invoices for June and July totaling \$66,388.40, including professional services, loan repayment, and attorney fees. Invoices are higher this month due to an invoice from U.S. Water for \$21,624.80 for repairs from September to December 2025. A motion was made to approve the invoices by Randy Pebsworth and seconded by Stephen Wiggins. All were in favor. - **Motion Carried**

### **FA 2 Grant Funds Payments Accounting**

- Lanita McCauley Bates, Accenture: Discussed Grant funds payment accounting and breakdown of funds. Outlay #1, is \$637,867.40 for Communities Unlimited Smith and SPWSC, USW Utility Group and Jacob Martin.

### **FA 3 Other Items**

- Lanita McCauley Bates, Accenture: Proposed audit engagement discussion with an estimated cost of \$10-\$15k. Last year was approximately \$11k. Formal approval will be deferred until next month's meeting.

## **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 Other Items**

- Matt McPhail, Winstead: The corporation currently operates with a seven-member board and requires a four-member quorum. Need to consider reducing the board size to five members, though no action can be taken until the annual meeting, next year.
- Board members discussed ongoing efforts to recruit new board member candidates. Sheryl posted on the Facebook page that we need new board members, notice of meeting and about the survey, there was not much response. We will add a standing agenda item for potential appointments of board members. This way the board could approve a new member during the meeting.
- Matt McPhail, Winstead: Cleaned up corporate documents and will get them posted to the website.

- Peggy Jones: Reported receiving fraudulent emails impersonating board members. Remain vigilant regarding email messages. If the problem continues, we can look at getting dedicated corporation only email addresses.

## **Operations**

### **OP 1 Engineer Status Update**

- Allen Phillips, Jacob Martin: Outlay 1 has been paid and Outlay 2 is in process, it includes Accenture invoices and the publication costs for the Beacon.
- Working on the environment package that needs to be submitted. TWDB is requiring us to do two separate environmentals. The environmental for the first project (likely a categorical exclusion for wellhouse improvements and meter installations) and another for future right-of-way acquisitions including potential evaporation pond sites. Our priority is getting out the first environmental submittal package done.
- SPAG reported approximately 30 survey responses received. Requires 35% participation to satisfy the requirements. Additional outreach strategies are being planned if response rates do not increase.
- Allen Phillips, Jacob Martin: We got the SEP application turned in. They confirmed receipt of the SEP application, and the deadlines are paused while they review the application. We are working through sanitary control easement requirements for all public water wells, which must have easements for all land within 150 feet of each well. This involves sending easement requests to affected property owners, basically we just ask them if they will sign an exception and they will select yes or no. It's an administrative process we need to work through. The exception means that every month as part of our process of sampling we must take a key sample at the road, this is a normal procedure, we just need to take an additional sample. For the old wells we need to either ask for easement or get the exception if they cannot sign it. On new well sites if the property has the 150-foot boundary we would offer to buy it, we will work through available properties. The further away we go the more supply line we have and complexity with turning the well on.
- Ken and I met with Air Force, they are proceeding with PFAS removal system installation. The Air Force offered to remove existing treatment equipment during their work, we said that would be great. They confirmed plans for a dual treatment system rather than a single centralized system with piping between wells.

### **OP 2 U.S. Water Status Updates**

- U.S. Water representative: not present
- Lanita McCauley Bates, Accenture: We have posted the CCR's on the website and we also mailed them out to residents for transparency. The reports cover prior calendar year. She detailed water quality issues across the four systems, with Town North Estate being most affected (fluoride, arsenic, uranium over limits) and explained the difference between long-term treatment needs and immediate administrative compliance issues.
- Lanita McCauley Bates, Accenture: Following up on several customer service problems including billing errors with incorrect names, and unresolved matters including the James Adams account that the board had previously voted to restore his account and remove fees.
- Issues with ongoing water theft, requiring three sheriff visits. The perpetrator has installed surveillance cameras to monitor repair crews and continue theft and vandalism despite law enforcement involvement. Recent surveillance footage may have captured the individual, and the sheriff's office continues pursuing the case.
- Lanita McCauley Bates, Accenture: Believe our accounts payable may be overstated. Billing customers after there has been zero usage. After reviewing the information, we will present it to the board at the next meeting.

**OP 3** Customer Services Update

- U.S. Water representative: not present

**OP 4** Summary of Laboratory Results

- U.S. Water representative: not present

**OP 5** Other Items

**System Manager**

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

- The next board meeting was scheduled for Thursday, August 20, 2026.

**SM 2** Other Items

**Board Items**

**BD 1** Other Items

- The Methodist Church is closing. May need to look at other options for a meeting space as we are not sure we will still be able to meet here.
- The board decided to convert the planned September 17th community workshop back to a regular meeting with a presentation on grant funding and treatment plans. This eliminated the previous plan for a community event with food service, returning to standard meeting format with informational presentations. A motion was made to cancel the community workshop and just have a regular meeting by Peggy Jones and seconded by Stephen Wiggins. All were in favor. - **Motion Carried**

Adjourn

August 20, 2026

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**Date Minutes Approved**