

**KING CREEK WATER SUPPLY CORPORATION  
BOARD OF DIRECTOR MEETING MINUTES**

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**Date: August 15, 2023/Time: 6:33pm-7:33pm/Location: 148 CR 1605, Clifton, TX 76634  
(Kenneth's house)/Dial In: (978) 990-5064, Account Code: 1408755#/Join Online:**

**<https://joinfreeconferencecall.com/kingcreekwsc>**

<b>Meeting called by: Kenneth Eubanks</b>	<b>Attendees: Kenneth Eubanks, Pres., Pam Kellan, Sec; Ron White, Bruce Roebuck</b>
<b>Type of Meeting: Monthly Meeting</b>	<b>Unable to Attend: Craig Hoffman, VP; Robin Hamilton, Treas; Shauna Latham</b>
<b>Facilitator: Kenneth Eubanks</b>	<b>Guests/VIP's: None</b>
<b>Note Taker: Kenneth Eubanks</b>	
<b>Timekeeper: Kenneth Eubanks</b>	

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**Meeting called to order: 6:33 pm**

**AGENDA TOPICS**

**1. Public Address: (15 minutes).....None**

**2. Secretary Report: (5 minutes).....Kenneth**

**Ron White motioned to accept the July regular and the Special Board Meeting Minutes as presented. Bruce 2<sup>nd</sup>. Motioned passed**

**Discussion: None**

**KCWSC Correspondence: Received one piece of significant mail: Middle Trinity Ground Water Conservation District sent their Amended Management Plan. Kenneth explained to the Board that this appeared to have no immediate direct impact on KCWSC's daily operation and only applied to how the MTGWCD would manage the water usages across the district based on the level of the aquifers.**

**The West Shore Civic Association had sent an announcement for the Fall clean-up and how to make donations. Kenneth said that KCWSC normally does not contribute to the Civic Association but does to the West Shore VFD and that the Board should take that up as a future agenda item.**

**3. Treasurer's Report (10 minutes).....Kenneth**

**Bruce motioned to accept the July report as presented. Pam 2<sup>nd</sup>. Motioned passed. Discussion: Kenneth commented that had contacted Nuvei concerning the overcharges in July. Pam informed that this matter had been corrected by Nuvei and credit given on August statement.**

**Pam motioned to approve reimbursement to Kenneth \$13.00 for printing per his invoice. Ron 2<sup>nd</sup>. Motion passed.**

**Discussion: Kenneth explained that it was for printing of various communications and reports needed for KCWSC business.**

**4. New Business:**

**Kenneth presented to the Board the steps required to sell a water supply corporation and his research into the list of recommended lawyers with water utility experience submitted by TRWA. Out of the list of law firms, two had the most information on their website pertaining to water utility sales, Mike Gershon and Kristen Fancher. Pam mentioned she has dealt with Kristen on other matters presented to TRWA. Ron motioned that Kenneth approach Mike Gershon and Kristen Fancher and assess their interest in representing KCWSC and request their proposed fees. Then present to the Board for final review and approval. Pam 2<sup>nd</sup>. Motion passed.**

**Discussion: Board discussed how to determine value for KCWSC to set a price. Kenneth stated that he and Pam had previous communications with a national appraisal firm and they provided two methods: 1). Income Appraisal 2). Market Value. The simplest being the "Market Value", whereby the value is set based**

on the value of each connection. The Board agreed with the "Market Value" approach and recommended starting with a value of \$6000.00 per connection (82 meters), which would reflect a "Market Value" of \$492,000. The Board would be able to negotiate the value as needed.

**5. OLD BUSINESS:**

**A. Liability Insurance Review:**

Pam motioned to transfer all of KCWSC's current insurance to AARS & Nelson Insurance Company in Clifton. Ron 2<sup>nd</sup>. Motion passed.

Discussion: Moving insurance to AARS & Nelson will include additional insurance that we currently do not have (General Liability and for the structures) and removing the need for insurance on meters. Pam explained that after our research, we actually need 4 different policies, 1). Board Liability-provides protection for the Board members; 2). General Liability-provides protection for the business; 3). Structural/Contents-provides protection to buildings and contents; 4). Inland Marine provides protection for equipment. Currently, KCWSC only has two of the four. Board agreed unanimously that the General Liability was very important and needed. Pam and Kenneth will work with AARS & Nelson.

**B. Lead & Copper Rule Revision Update:**

David Posten signed and returned the LCRI contract approved by the Board and expects to begin work in September.

**C. Operational Status-Director's Report**

1. Kenneth briefed the Board on the new account status: 1). Account #64 (McCorkle's) declined the payout plan covering the high bill from their leak and agreed to just pay the account balance in full. 2). Account #14 (Mathis/Rental Homes by Stellar) past due amount paid in full. New member service agreement and transfer funds received. New Account #1 (barn purchased by Morrow's) service line reinstalled and new meter. Meter had been pulled due to previous owners forfeiting their membership. New membership paid, as well as, transfer fees with service agreement.

**2. Well status (head, gpm, etc)**

Kenneth informed the Board that the last check of GPM was 33.4 on August 14<sup>th</sup>. His measurement for the head was 138' but expected MTWCD to arrive any day to perform their measurement and he would compare notes with theirs.

**6. CLOSED SESSION BUSINESS:**

None

**7. TAKE ACTION:**

1. Review motions and action items from Minutes-none

2. Adjourn Open Meeting-Ron motioned to adjourn. Bruce 2<sup>nd</sup>. Motion passed.

Adjourned at 7:33pm.

  
Kenneth Eubanks-Pres

9-12-2023  
Date

  
Pam Kellan-Sec

9-12-23  
Date