



**E. Discussion on tracking, collecting and transfer of membership fees**

The Board discussed the difficulty of collecting at closing of real estate transactions with current and previous members. Elizabeth confirmed that there is a Texas Real Estate form that should be included with closing. The issue is how does that form get put into place for all of KCWSC member properties. Elizabeth will research and provide the Board with the steps involved. Pam suggested that this be included in the Director's Manual being developed. All concurred.

**F. Discussion on engagement with consulting firm Water Logic Advisors**

Kenneth informed the Board that Drew Miller, attorney, had provided him the contact information for Water Logic Advisors who assist buyers and sellers of water supply systems.

Discussion: Board agreed to contact to show interest, but need to revise Bylaws to properly address the distribution of funds to the members. Kenneth will work on bylaws and send email to Water Logic.

**Cancellation of agreement with KempSmith Law, Drew Miller, Attorney**

Kenneth and Pam informed the Board of our cancellation with Drew, as agreed at August 13, 2024, Board Meeting. Final bill was \$9871.03, which was a complete shock. Kenneth requested Drew to review final invoice to see if he could lower balance owed. Pam also reached out to Drew and Drew responded lowering final bill to just \$3000.00, waiving \$6871.03. Our retainer of \$4000 went towards the bill and to return the other \$1000.00.

**OLD BUSINESS**

**A. Driveway Usage and Signage**

Elizabeth suggested "safety cones" be placed along the driveway along with "No Trespassing" signs. Pam suggested to use 5-gallon buckets with concrete instead as they would be more stable and viable. Pam referenced information on Texas requirement for where to place and verbiage required. Discussion: Board concurred with buckets. Two buckets, one placed in front portion of driveway and the other on the other side towards the back. Elizabeth has signs, signs Kenneth purchased are in well house. Ron volunteered to get buckets, concrete and posts.

**B. New Meter Installation and Software Status**

Kenneth stated the next meter reading will take place on September 23<sup>rd</sup> and our new equipment and software will be trained on and used. Neptune is expected to have all access and accounts set up by that date.

**C. Discuss actions regarding Director's Report for August**

Pam questioned the status of property on corner of 1602 and 1603 (Zapata). Kenneth believes the Nephew is taking care of the water bill. Kenneth informed the Board that the property on 1600 (#101- Bronstad) was going into foreclosure effective October 1, 2024. The bill owed as of August is \$418. Elizabeth will look into what is involved with placing a lien on the property.

Side Note: Kenneth shared the water rates of a WSC located in Comanche County that had been brought to his attention. They charge a monthly base charge of \$65.00 with no water included. Water is billed \$15 per 1000 gallons used plus TCEQ assessment fee, which compared to our base fee, assessment and 1000 gallons used is \$43.16 vs \$80.40 for them.

**EXECUTIVE SESSION (CLOSED TO PUBLIC)**

None

**ADJOURN MEETING**

Pam motioned to adjourn the meeting 7:37pm. Bruce 2<sup>nd</sup>. Motion passed.

Discussion: None

	
Kenneth Eubanks, Pres.	Pam Kellan, Sec/Treas.
10-22-2024	10-22-24
Date	Date