

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

Date: October 22, 2024/Time: 6:30pm-8:33pm/Location: 204 CR 1605, Clifton, TX 76634 (Kurt Miner's game room)/Dial In: Virtual Meeting access will not be available for this meeting, due to technical limitations
Meeting called by: Kenneth Eubanks Attendees: Kenneth Eubanks, P., Craig Hoffman, VP, Pam
Type of Meeting: Monthly Meeting Kellan, Ron White, Bruce Roebuck, Elizabeth Taylor
Facilitator: Kenneth Eubanks Unable to Attend: Shauna Latham
Note Taker: Kenneth Eubanks Guests/VIP's: Jackie Pepperling

Meeting called to order with quorum at: 6:30 pm

AGENDA TOPICS

1. Public Address (15 minutes).....None
2. Secretary's Report (10 minutes).....Kenneth/Pam
 - A. Approval of September 10, 2024
Elizabeth moved to approve minutes as presented. Bruce 2nd. Motion passed.
Discussion: None
3. Treasurer's Report (10 minutes).....Kenneth/Pam
 - A. Approval of September report
Pam moved to approve the report as presented. Ron 2nd. Motion passed.
Discussion: Question raised about corrected report resent. Craig presented the corrected report to verify was resent. Pam and Kenneth briefed the board on some adjustments made with the bookkeeper concerning the Core & Main breakdown of labor vs costs of meters and corrections made.
 - B. Kenneth presented an invoice for expenses of printing and travel for \$138.
Elizabeth motioned to approve. Craig 2nd. Motion passed.

NEW BUSINESS

- A. Kenneth informed the board on the TCEQ inspection that occurred today (10/22). No findings. Kenneth also briefed the board on the TRWA meeting in Waco he attended and the MTGCD open house in Stephenville he attended.
Rate Increase:
Kenneth addressed his learning from the TRWA meeting regarding rates for water systems with less than 500 members or less. He will be working on and comparing rate increases that we will need to put in place to be presented to members at annual meeting.
- B. **Water leaks detected by the new meters**
Kenneth briefed the board on water leaks detected by the new meters. He contacted these members by mail, phone or email. Kenneth to forward copies for Pam to file in their individual folders.
- C. **Discuss and take appropriate action concerning year-end bonuses and charitable donations**
Pam moved to approve \$500. bonus for David Posten to be paid in the middle of December for Christmas. Craig 2nd. Motion passed.
Discussion: None
Elizabeth moved to make a donation of \$200. to West Shore VFD to be paid in December. Bruce 2nd. Motion passed.
Discussion: Kenneth explained that it was customary for KCWSC to make a yearly donation. Last time was in 2013 or 2014.
- D. **Discuss and schedule TRWA FMT workshop**
Kenneth informed the board he had contacted the TRWA FMT to setup a workshop but needed to know when the board would be available for an approximate 4 hour meeting. The board members will get back to Kenneth with available dates from November 1st-15th in afternoon (1-5pm).
- E. **Discuss and take appropriate action regarding amendment to Article XV of Bylaws**
Kenneth asked that the discussion and action regarding amendment to Article XV of the Bylaws be tabled to a future meeting due to the fact that he has not received guidance from TRWA legal team regarding amending the term "patronage" in the Article regarding distribution of funds to members upon sale of WSC. Board concurred.
- F. **Discuss and take appropriate action for location of the Board Meetings and schedule for 2025**
Board agreed to keep location at Kurt's, as long as Kurt allows. Elizabeth motioned to pay \$50. a month allowing 2 meetings a month, if needed. Pam 2nd. Motion passed.
Discussion: Board agreed this needs to be a written Lease Agreement with Kurt. Kenneth asked Elizabeth if she could find an example of a "conference or part room agreement" that we could go by.

G. Discuss status of the creating of a new Emergency Repair Procedure

Kenneth informed the board that the Emergency Repair Procedure is still in the works and there wasn't anything for the board to review or discuss yet.

H. Discuss status of Account 101 (416 CR 1600-Bronstad) following foreclosure and balance owed

Kenneth briefed the board that full payment had been made by Kevin Bronstad, ex-husband of foreclosed owner. With this payment in full the membership was preserved and reverted back to the previous owner who filed foreclosure against the Bronstads. Kenneth suggested a policy be created giving guidance on how to handle property transfers including foreclosure. Pam, Elizabeth and Kenneth will work on the policy.

OLD BUSINESS

A Driveway usage with proposal of installing a string line marking the well's property lines

Jackie Pepperling stated that the Sheriff had suggested a string be strung to define our property line. Discussion: Informed Mrs. Pepperling that the board at last meeting decided this was not a priority and to postpone any more discussion of a barrier until next year. Mrs. Pepperling wanted to know if she could walk on the driveway to visit her neighbor or does she need to use street instead. Kenneth informed her, we are mostly concerned with vehicles using driveway and that she could walk across.

B. Delegation of Authority while President on vacation

Kenneth informed the board that he had the email "out of office" scheduled but needed to appoint someone with Delegation of Authority on his behalf. He suggested Elizabeth and board concurred. Pam agreed to take on responsibility of answering any calls for Kenneth from members, as he will leave message on his phone to text her while out and Kenneth will help Pam set up for Website and Payclix to address any issues while Kenneth is out.

C Discuss status and take appropriate action regarding signing engagement letter with WaterLogic LLC to facilitate the sale of WSC

Pam moved to authorize Kenneth to sign the letter of agreement. Bruce 2nd. Motion passed with one vote against.

Discussion: The Board has concerns with the cost involved. Kenneth informed the board that WaterLogic decided to give us a flat fee of \$6500. Additional services not listed on Agreement would be an additional \$325. per hour and any expenses incurred. Kenneth will address with them our concerns with them.

D. Discuss and take appropriate actions regarding the well, equipment and operation on water system

No issues to discuss

E. Discuss and take appropriate action regarding the Director's Report

None to discuss

TAKE ACTION

Discussion: Schedule for preparing for Annual Meeting discussed. February 12, 2025 applications for Director positions sent to members


Discussion: Next meeting will be held in February 2025, unless something comes up and needs to be addressed as Kenneth will not be available


EXECUTIVE SESSION (CLOSED TO PUBLIC)

None

ADJOURN MEETING

Pam motioned to adjourn meeting at 8:33pm. Elizabeth 2nd. Motion passed.

 1-21-25
Kenneth Eubanks, President Date

 1-21-25
Pam Kellan-Secretary Date