

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

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**Date:** August 12, 2025/**Time:** 6:30pm-7:36pm/**Location:** 204 CR 1605, Clifton, TX 76634 (Kurt Miner's Game Room)/**Audio and Virtual Meeting:** Not available due to unavailability of WIFI  
**Meeting called by:** Kenneth Eubanks      **Attendees:** Kenneth Eubanks, P., Craig Hoffman, VP  
**Type of Meeting:** Monthly Meeting      **Pam Kellan, S/T, Ron White, Bruce Roebuck and**  
**Facilitator:** Kenneth Eubanks      **Peter Kientzie**  
**Note Taker:** Kenneth Eubanks      **Unable to Attend:** Shauna Latham  
**Timekeeper:** Kenneth Eubanks      **Guests/VIP's:** None

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

**AGENDA TOPICS**

- A. Public Comments (5 minutes).....None**
- B. Secretary's Report (5 minutes)..... Kenneth/Pam**  
**Ron motioned to accept the June 24<sup>th</sup>, 2025 minutes. Pete 2<sup>nd</sup>. Motion passed**  
**Discussion: None**  
**Craig motioned to accept the June 30<sup>th</sup>, 2025 Special Meeting with CSWR (interested buyer of system). Ron 2<sup>nd</sup>. Motion passed**  
**Discussion: None**  
**Bruce motioned to accept the July 2<sup>nd</sup>, 2025 Special Board Meeting to confirm Board's decision to reject offer from CSWR. Craig 2<sup>nd</sup>. Motion passed.**  
**Discussion: Location of water lines is priority and what properties it could affect.**
- C. Treasurer's Report (15 minutes)..... Kenneth/Pam**  
**Craig motioned to accept the June Treasurer's Report. Pam 2<sup>nd</sup>. Motion passed.**  
**Discussion: Kenneth explained how the expenses for the check valve replacement was distributed between the checking and the Capital Reserve accounts.**  
**Bruce motioned to accept the July Treasurer's Report. Craig 2<sup>nd</sup>. Motion passed.**  
**Discussion: Kenneth gave a quick comparison between June and July net income.**  
**Kenneth presented his invoice for expense reimbursement. Pam motioned to accept the payment of invoice. Craig 2<sup>nd</sup>. Motion passed.**  
**Discussion: None**

**NEW BUSINESS**

- A. Review and take appropriate actions regarding letter to membership concerning no sale of WSC at this time**  
**Board reviewed and approved the letter for the Membership explaining our decision not to sell to CSWR.**  
**Discussion: Kenneth will verify the mailing addresses with David and then send letter to printer**
- B. Discuss and take appropriate action with regard to insurance**  
**Pam informed of a brochure received from AIA insurance company that specializes in utility insurance. Tried calling and agent took 5 days to call back. Pam called back a week later and still no response. Kenneth suggested to try again and let them know of slow response. She will try again.**  
**Bruce said he would check with Farm Bureau. Craig said he would see if his agent could help. Pete will check with the Board on his other water system to see who they have. Kenneth will check with TRWA.**

**C. Discuss and take appropriate actions to revise meeting notification timing and location within the By-Laws**

Kenneth motioned to defer the changes to the By-Laws until the next board meeting to allow for a review of the Texas Open Meeting Act concerning the time limits for notification of Board meetings. Pam 2<sup>nd</sup>. Motion passed.

Discussion: Board briefly discussed how to give the notice in days or in hours. Discussed removal of community board due to property being up for sale and falling apart.

**D. Discuss and take appropriate actions concerning utility easements**

Pam and Kenneth will schedule a meeting with Title Company in Meridian, Mr. Hastings, to direct us on what we need to do to obtain necessary easements for water lines.

**OLD BUSINESS**

**A. Discuss and take appropriate actions regarding the status and operation of the water system**

Pam raised concern that the well site is looking pretty rough and neglected, a lot of weeds that have grown up and suggested a work day. Craig said he could weedeat around the utility pole. Pam will get the weed killer. Kenneth and Ron will arrange to spray the weeds around the site. Kenneth suggested that total vegetation killer be used.

**B. Discuss and take appropriate actions regarding the Director's report**

Pam was concerned that there was no "Past Due" page in report, yet 5 notices were sent out by David per his July invoice. Kenneth will check.

**C. Executive Session (closed to public)**

None

**D. Adjourn Meeting**

Pete motioned to adjourn the meeting at 7:36 pm. Pam 2<sup>nd</sup>. Motion passed

Discussion: None

	9-9-25		9-9-2025
Kenneth Eubanks, Pres.	Date	Pam Kellan, Sec.	Date