

KING CREEK WATER SUPPLY CORPORATION
BOARD OF DIRECTORS MEETING MINUTES

Date: September 9, 2025/Time: 6:29pm-7:13pm/Location: 204 CR 1605, Clifton, TX 76634(Kurt Miner's game room)/Audio and Virtual Meeting: Not available due to unavailability of WIFI & phone service
Meeting called to order: Kenneth Eubanks **Attendees: Kenneth Eubanks, Pres., Craig Hoffman, VP, Pam Kellan, Sec/Treas., Ron White, Bruce Roebuck, Shauna Latham, Peter Kientzle**
Type of Meeting: Monthly Meeting
Facilitator: Kenneth Eubanks
Note Taker: Kenneth Eubanks **Guests/VIP's: None**
Timekeeper: Kenneth Eubanks

Meeting called to order at 6:29 pm with quorum

AGENDA TOPICS

A. Public Comments (5 minutes) **None**
B. Secretary's Report (5 minutes) **Kenneth/Pam**

Ron motioned to approve the August 12th minutes. Pete 2nd. Motion passed.

Discussion: None

C. Treasurer's Report (15 minutes) **Kenneth/Pam**
Kenneth explained that the reports had not been generated. Would be presented at next meeting.

NEW BUSINESS

A. Discuss Board meeting schedule for 2025-2026

Kenneth suggested to not have a meeting in October or November due to not having a lot of business to take care of and give the Board a break until the time to start preparing for our Annual Meeting, unless an urgent matter arises.

B. Discuss and take appropriate actions with regard to insurance

Pam and Kenneth briefed the Board on the insurance renewal. After reviewing an alternate policy provided from Aars and Nelson Insurance, current provider, the decision was made to stay with the current provider due to risk of another audit. Rates with alternate provider was same as existing, but could rise with their audit. Bruce checked with his current insurance and they do not insure municipalities. Pete had given the information of the insurance agent that Cedar Crest Colony WSC uses, but it was the same company that Pam had left messages for and no return phone call. Kenneth and Pam stated that they would keep the representative name and number with AIA for future contact. Kenneth stated he is planning on attending the next TRWA meeting in Waco September 11 and AIA insurance will be the host. He will try and get information.

C. Discuss and take appropriate actions to revise By-Laws with respect to meeting notification location and timing to comply with House Bill 1522 effective September 1, 2025

Ron motioned to accept the Bylaw revisions to comply with the HV1522 pertaining to meeting notices. Craig 2nd. Motion passed.

Discussion: Kenneth explained that the last Texas Legislative session HB1522 (89th session of Texas legislators) had changed the wording and intent within the Texas Open Meetings Act for meeting notices. The previous wording stated "72-hour notice" which was changed to "3 business day notice" for normal business meetings and "1 hour notice" for emergency business meetings. Kenneth reviewed the sections of the Bylaws which were affected (Definitions, Article V, Article XII) with the proposal changes to comply with HB1522.

D. Discuss and take appropriate actions to review and implement Corporate Policy 10 "posting of meeting notice" declaring the KCWSC.COM website as the official public notice location

Pete motioned to accept and adopt Corporate Policy 10 (CP10) declaring the King Creek WSC website as the official public notification location for meeting notices. Bruce 2nd. Motion passed.

Discussion: Kenneth explained to the Board that the Texas Government Code 551 allows the official posting of notices on a website, as long as the entity does not have a permanent office location, which KCWSC does not have. CP10 formalizes the use of the WWW.KCWSC.COM website as the official public notification location.

E. Discuss and take appropriate actions concerning utility easements

Pam and Kenneth briefed the Board on their fact-finding trip to Bosque Cen-Tex Title in Meridian with Mary Hastings concerning the need for easements to get a clean title policy, as the former buyer, CSWR, stated they would not have due to not having specifics of Right of Ways for KCWSC use. Title confirmed

that there is no need to have easements to obtain a clean title policy on the land which the well is located or on individual lots in subdivision. After research, it was determined that the original Subdivision Restrictions written for Nena Owens, original land owner, filed March 6, 1954 and recorded in V171/509, explicitly grants access to all properties and lots within this subdivision for water, sewer and other utilities. Mary stated that every Warranty Deed prepared for each lot has this verbiage "Subject however, to any and all restrictions, covenants, easements and outstanding mineral interests, if any of record in the County Clerk's Office of said county and now in effect."

OLD BUSINESS

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

Kenneth thanked Craig and Pam for cleaning up the overgrown yard at the well site.

Kenneth informed the Board of a customer complaint to David over an excessively high water bill. David had asked Kenneth to retrieve the history from the customer's meter. Once the data was pulled, it was very clear and certain that the customer had in fact used the water amount billed, as the report pinpointed the exact time and days water was used. When David presented the customer with the evidence, they acknowledged that they had left the water hose running for a few days. David told Kenneth that he really appreciates the new meters and data. This helped him to address the complaint.

Kenneth reported the results from Middle Trinity Groundwater Control District's well monitoring of August 28th. The water table had dropped 4.6' since the last reading in April. MTGCD stated that the Aquifers in the area were all dropping. The current water level above the pump is 110'. Kenneth identified this as a statistic to watch. If the water above the pump falls below 100', this would be a concern. Pam asked what could be done and Kenneth said very little outside of seeking specialized pump equipment. MTGCD had indicated to Kenneth that the KCWSC well would be a candidate for ultrasonic water level monitoring. Kenneth will reach out to them and inquire about getting them to install the monitoring equipment.

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

Pam noted that one account was past due. Kenneth will check with David to see if paid, as this member usually pays in advance. If not paid, Kenneth will have David lock meter. No other issues noted.

C. Executive Session (closed to public)

None

D. Adjourn Meeting

Shauna motioned to adjourn at 7:13 pm. Bruce 2nd. Motion passed

Discussion: None

Kenneth Eubanks

Kenneth Eubanks, Pres.

12-16-25

Date

Craig Kellam

Pam Kellam, Sec/Treas.

12-16-25

Date