

## BOARD MEETING MINUTES

Thursday, January 16, 2025  
CANYON PARK CLUBHOUSE  
6:00 PM

### MINUTES

**Attendees:** Dalene Felder, Daniel Rushing, Lawrence Sepulveda, Johnny Clawson, Jim Marxen

**Visitor:** Margaret Rivas

**Absent:** Robert Simard (Called in toward end of meeting)

Quorum present: Called to order at 6:03 pm

### DISCUSSION:

1. Dalene Felder reviewed the last board meeting minutes, no additional comments made. Dalene Felder made the motion to accept, Dan Rushing seconded the motion. Motion passed unanimously.
2. Dalene Felder reviewed the financials, covering all bank accounts, expenditures, profit and loss for the month of December and for the 2024 year, and cash on hand. We had a loss for December and for 2024 that is contributed to the lawyer retainer fee and annual 2025 dues and fees paid in December. Daniel Rushing made the motion to accept the financials, Lawrence Sepulveda seconded the motion. Motion passed unanimously.
3. Quick discussion on the number of outstanding workorders, both for 2024 and so far in January. Work may have been done, but no paperwork is being returned timely by the water contractor to indicate completion.
4. Election Submittals – only one application has been received for the current open director's position. Director applications are due by February 26th for the election. Margaret Rivas submitted the application received and has volunteered to be on the board of directors. Dalene made a motion to accept Margaret Rivas as a director for the open position, and Daniel Rushing seconded the motion. Motion passed unanimously to have her on the board.
5. Jim Marxen indicated, regarding the IRS Notice of Intent waiver, the accountant indicated they were still waiting for the IRS to process. Mr. Giroux of Axley & Rode, LLP, indicated he has been inquiring with the IRS about once every two weeks, and no answer to the tax has been received yet from the IRS.
6. Jim Marxen indicated that he submitted the required initial Lead & Copper inventory to TCEQ via Swift in October of 2024 however that file was rejected and we were not

aware until notice was received. Swift appears to be the government entity tracking the lead & copper inventories from around the US for EPA and used by TCEQ. Reworked the data to be accepted (Connections required unique 911 addresses and we have a few on vacant lots that do not have 911 addresses. The resubmitted Lead and Copper Inventory was accepted this week.

7. On the Simply Aquatics dispute, they rejected the lawyer's offer to dismiss the case and the suite is now in discovery phase. All documentation we had was submitted to the lawyer, the only item asked so far is Johnny Clawson's phone records for two months back in 2023.
8. Jim Marxen spoke with Dean Thompson on the Soft Start feature on the turner controls. He is tied up on a job in Corrigan and will be several more weeks to be available, however he indicated he would reach out to some folks he knows that are versed in Turner Controls to see if they are available if we needed the feature sooner. Johnny Clawson indicated that he had talked to Mr Thompson earlier this week as well.
9. The Clearview at the plant needs to be cleaned and drain corrected. The Clearview controls the air pressure into the pressure tank to control the water pressure based on how much water is in the tank based on the use of three diodes controlling the system. Johnny Clawson indicated he has all the materials needed to do this, however it will need to be scheduled in advance and notification to all customers, since we are not sure of the time the water would not be available to customers when while the work is done. Lawrence (Lonnie) Sepulveda made some suggestions on whether we need to replace with a newer version, or perhaps looking into hiring a maintenance person to assist Johnny Clawson with the maintenance work at the plant. This has not been budgeted into our current rates and would have to be evaluated.
10. No additional progress has been made on replacing the older fence sections that were not completed. The fence material brought for the replacement has been returned and will proceed with fencing material matching the new fence.
11. Jim Marxen indicated that the annual storage tank inspection was done this week and the Generator inspection/service is scheduled for January 28<sup>th</sup> AM.

**NEW BUSINESS:**

1. Johnny Clawson indicated that they did flush the pressure tank several weeks ago and that should be helpful reducing sediment in the distribution lines.

**ADJOURNMENT:**

Dalene Felder made the motion to adjourn the meeting and Daniel Rushing seconded the motion. All agreed. The board meeting was adjourned at 7:28 pm.