

BOARD MEETING MINUTES

Thursday, May 15, 2025
CANYON PARK CLUBHOUSE
6:00 PM

MINUTES

Attendees: Dalene Felder, Charles Smith, Keith Babola, Margaret Rivas, Johnny Clawson, Robert Simard, Jim Marxen

Visitors: Susan Soucy, Jessica Gesford and daughter, Bobbi Moore, Tyler Dear

Quorum present: Called to order at 6:03 pm

DISCUSSION:

1. Dalene Felder reviewed February's minutes and the Annual Meeting minutes. Robert Simard made the motion to accept, Dalene Felder seconded the motion. Motion passed unanimously.
2. Dalene Felder reviewed the financials, covering the water accounts, expenditures, profit and loss for the month of March and April, cash on hand in all accounts and reviewed the Director's Report indicating our loss percentage fell to 4.45 percent after addressing all of the issues experienced in April. Dalene Felder made the motion to accept the financials, Charles Smith seconded the motion. Motion passed unanimously.
3. Discussion on the new county appraisal for the two acre plot for the future well if we ever lose the well exemptions. The Market Value appraisal was for \$46,000 and then final appraisal value was \$386.00. The land is categorized as Ag/Timberland. The question was raised by Johnny Clawson on what we would have to do to have it considered tax free since we are a utility company. Jim Marxen will inquire to what would need to be done to have it considered working water asset.
4. 2022 Taxes –Jim Marxen reported that the accountants have resubmitted the request for tax penalty abatement since it was the first incident. They have not yet received a reply from the IRS for the IRS waiver on the penalty the IRS wants to charge us.
5. The TRWA Training Conference will be held in Galveston this year on July 16 and July 17. Jim Marxen provided basic information for the board to decide which classes to take if any. Decision will need to be made within the next couple of weeks to take advantage of the discounted fees.
6. Jim Marxen indicated that Microsoft has indicated end of life for Windows 10 and will no longer be supported after October 1st. RVS also has indicated that they will no longer support RVS under Windows 10 and indicated they would have a new version of RVS.

Discussion on what it may take to upgrade the computers. Robert Simard made the motion to upgrade the two office computers as long as it doesn't exceed \$2,500.00. Charles Smith seconded the motion. Motion passed unanimously.

7. On the Simply Aquatics dispute, the suite has completed the discovery phase. At this point, we believe they are waiting for a court date. Dalene Felder asked if we knew which court may hear the case. Jim Marxen indicated since the lawyers are in Lufkin, it may be heard there but is not certain.
8. Johnny Clawson reported the maintenance activities. The remaining work at the water plant are the vent fans, the soft-start on the Turner Controls and the cleaning of the tanks. A discussion regarding bids for tank cleaning was held. Johnny is trying to obtain a more detailed bid from Tandem Tank & Tower to compare with the other bid since the bids are far apart. Johnny Clawson will reach out to obtain this more detailed bid.

NEW BUSINESS:

1. Jessica Gesford presented her case on the extremely high water bills she has received. She explained it was only her and her two daughters that the one worked full time and was hardly there. She has had someone out looking for obvious leaks but the leak indicator is not moving with water turned off. Her past few bills have been much higher than anticipated, especially since her bill was consistently the same price. Robert Simard and Dalene Felder questioned a number of things and she has had her meter replaced in March, and we then replaced the register in April due to the high reading. Dalene explained that she had the same bill for months as she had a meter originally that wasn't reading. The board suggested since the register was replaced just after the meter was read, we would have the water contractor re-read the meter the next day and we would see if with the new register, her usage was back down to normal usage amounts. If the reading indicated that the register addressed the suspected issue, we could leave it in, otherwise if the reading was extremely high, we would replace the meter with a new meter. Then we can determine whether further adjustment to the account is warranted. Jessica Gesford agreed to take the approach suggested.
2. No further new business identified.

ADJOURNMENT:

Robert Simard adjourned the meeting at 6:56 pm.