

BOARD MEETING MINUTES

Thursday, June 19, 2025
CANYON PARK CLUBHOUSE
6:00 PM

MINUTES

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

Visitors: Josh Taylor, Cne Taylor (Water Contractors)

Quorum present: Called to order at 6:04 pm

DISCUSSION:

1. Dalene Felder asked if everyone had a chance to review May's minutes. Robert Simard made the motion to accept the minutes, 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 May, and cash on hand in all accounts. Dalene Felder made the motion to accept the financials, Charles Smith seconded the motion. Motion passed unanimously.
3. We received a notice from the IRS for the 2022 tax exclusion asking that they would need another 60 days to make a decision. Margaret Rivas indicated that the POA had received the same notice, spoke with the accountants and per them, there would be no additional interest or penalties accrued during that period.
4. The new contractors from JT Utilities were introduced to the board members. There was some questions and answers that were discussed. Johnny Clawson will changed out all locks to the offices, clubhouse and water plant since the previous contractor did not turn in all of their keys. Also, the contractors would be provided keys to the POA maintenance shop for access to the tractor. Discussion continued that the chlorine pump needs to be moved to the exterior of the pump house. JT Utilities will move the chlorine pump. In regards to pump #3 leaking, JT Utilities indicated they would contract that work out. This would address the last two times when the connection breaks and sprayed water inside the pump house. Josh Taylor indicated he would contract that work out.
5. Discussion on sequence of flushing was discussed with JT Utilities. The flush valves are numbered sequentially in the order they should be flushed. Additionally, the question came up whether that the 'milky' water is being caused by the two pumps running

concurrently. It started about the time the electrician did some work on the Turner Controls. JT Utilities do not recommend spending the money to repair the Turner Controls but recommended using EDA's to control both the well and booster pumps. These can be manually adjusted, especially in the case of freezing temperatures acting like pressure switches. Three bids were made for the EDA's – 5B Controls bid was \$4554.00, Hillside's bid was for \$7,306.86 and Triple V's bid was \$5,200.00. 5B Controls have been responsive in the past. Robert Simard made the motion to move forward with 5B Controls's bid of \$4554.00 and purchase EDA's, Charles Smith 2nded. Vote was 5-0 approval.

6. The TRWA Training Conference will be held in Galveston this year on July 16 and July 17. Johnny Clawson, Jim Marxen and Keith Babola will attend the technical classes.
7. Jim Marxen indicated that the price for the two computers would be approximately \$1,000 for the configuration needed for any of the major brands. It was recommended by several directors that they had good experiences with Dell. Will move forward with purchasing Dell.
8. The aerator came up for discussion again. It appears that the aerator was not cleaned as well as we thought with the old contractor. It has been suggested we re-clean the aerator in a few months.
9. Tandem Tank & Tower is scheduled to potentially clean the storage tanks sometime in August. Johnny Clawson to obtain a written bid prior to any work being done.
10. JT Utilities recommended that our five regularly used sample sites have a sampling station installed in the easement, as they have to go onto the property to the house to obtain the sample and we have several sites that have dogs. Quotes were obtained and the best price was \$605.16 per Sampling Station totaling \$3,025.80. JT Utilities indicated it would take 1-2 hours per site to install. Dalene Felder made the motion to purchase these five stations, Keith Babola seconded the motion. Voted 5-0 to approve.
11. Robert Simard asked about the number of meters that have been pulled this month. Jim Marxen indicated that the contractors have already pulled around 10 meters based on the paperwork submitted. JT Utilities indicated finding these meters is the challenge as many are in grown up brush, once found and marked, pulling meters is easy. JT Utilities is planning to pull a number of meters this Saturday.

NEW BUSINESS:

1. No further new business identified.

ADJOURNMENT:

Robert Simard adjourned the meeting at 7:12 pm.