

DIRECTORS MEETING MINUTES

Thursday, April 11, 2024
CANYON PARK CLUBHOUSE
6:00 PM

MINUTES

Attendees: Johnny Clawson, Dalene Felder, Dan Rushing, Lawrence Sepulveda, Robert Simard, Jim Marxen

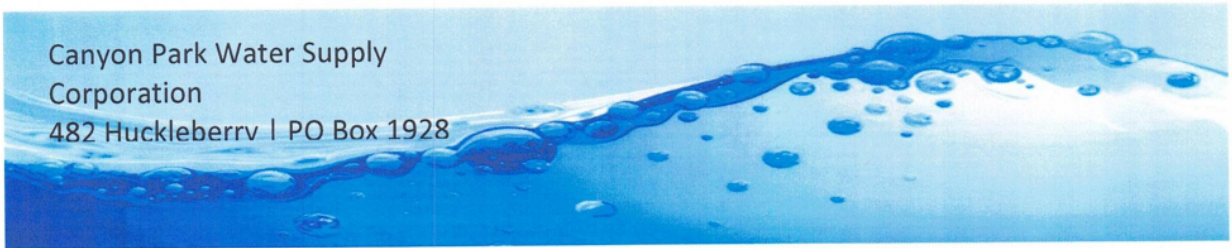
Quorum present: Called to order at 6:13pm

OLD BUSINESS:

1. Minutes read by Dalene Felder and approved from last monthly meeting. Robert Simard made the motion to accept, Lawrence Sepulveda seconded and all agreed.
2. Financials reviewed by Dalene Felder, provided account balances, large expenditures and breakout of primary accounts amounts. Discussion on current water loss as it decreased from 25% to 17%. Dan Rushing made motion to accept, Robert Simard seconded and all agreed.
3. Discussion on draft settlement letter for Simply Aquatics. Initial draft settlement offer is to pay \$2,500 for the labor costs and return one of the two pumps. Dalene Felder made the motion to accept this draft settlement letter and provide to TRWA Legal for review. Robert seconded the motion and all agreed.
4. Reviewed the TCEQ Exit Interview activities. All information was provided to TCEQ except for the Storage Tank inspection for 2022 (Storage Tank repairs invoice indicated done in time period for inspection but has no verbiage for the inspection) and Well #5 Meter Calibration record. Will schedule well meter calibrations for both wells with past vendor who has done these before.
5. Tabling the discussion to purchase the Well's property for possible water tower for capacity growth, and equalizing pressure in all areas of the sub-division. Other water priorities have pushed this activity to a later date.
6. .

NEW BUSINESS:

1. We have two streets that just exceed the connection limit for the size pipe for Seminole Circle and Comanche. This will need to be addressed in the near future. Discussion to inform Ms. Sealy (Grant Writer) of this and to provide her the original engineering



documentation for an 8" distribution line around the perimeter of our CCN. Discussion continued regarding the fact that we are approaching limits on TCEQ capacity requirements. This is based on the TCEQ inspection that RVS shows 573 meters, however we have approximately 380 active connections. TCEQ uses the number of meters in the ground for determining capacity requirements. With the higher number of meters, we do not meet capacity requirements. Looking at vacant accounts and accounts that have been inactive since before 2021, we have approximately 100 meters that can be removed. Discussion around owners who own the lots that have these inactive meters. Per our water contractor, meters are recommended to be pulled after a year of inactivity. From a capacity requirement, our storage tanks exceed the required 200 gpm/connection and would allow up to 950 connections; Well pump capacity is rated for 450-460 connections (2 gpm/connection) and the pressure tank capacity

2. Discussion on the need to update our tariff to account for the continuing inflation and costs. There are several items already captured to include in the new version of the tariff. In addition, Jim Marxen will do a rate analysis as was done in the past, look at increasing the membership fee, review the CIP Impact fee amount based on the formula and establishing a commercial rate category.

OPEN SESSION:

1. Johnny Clawson provided an update on the maintenance activities that were mainly for the TCEQ inspection, and the current projects in the queue to accomplish.

ADJOURNMENT:

Dan Rushing made the motion to adjourn the meeting and Lawrence Sepulveda seconded the motion. All agreed. The director's meeting was adjourned at 7: 04pm.