Meeting Minutes - Approved

Kings Point WSC

April 1, 2022 - 2 PM

Kings Point Pavilion

The Board of Directors of the Kings Point Water Supply Corporation met for a scheduled meeting at noon on April 1, 2022, at the Kings Point Pavilion.

Attendees included:

Board Members: Darryl Stegemoller, Ron Stevenson, Richard Gelfand, Sonny Salinas and

Delia Del Fierro.

WSC Members: Brent Goswick, Jeanne Hoffman, Rick Agee, Michele Musmanno, Anita Stegemoller

The meeting was called to order by the President, Ron Stevenson, at 2:00 pm.

Determination of Quorum was confirmed. All Board members were present at the meeting.

Proof of Notice was discussed. WSC customers were notified of Board meeting via email, as required by by-laws. Notice was also posted at the KP mail area. With confirmation of proper notice being given, the meeting proceeded as planned.

Adoption of Standing Rules - Ron noted that the KPWSC standing rules would be adhered to during this meeting.

Approval of Previous Minutes - Darryl made a motion that the previously reviewed minutes from the November 8, 2021 meeting be approved as submitted. Rich seconded the motion, and it was passed unanimously.

Treasurer's Report - Delia provided the Board members with a report indicating the current checking and savings account balances. Rich made a motion that the Treasurer's Report be approved as submitted. Darryl seconded the motion, and it passed unanimously.

Old Business

Repairs

* Ron provided an update on the pipe replacement project. Phase 1 of the project has been completed. We came in under budget on several items due to help from several Board and other WSC members who helped trim trees and clear a path for the replacement project to take place.
* No current plans to continue to replace the line past the Sadler’s house since there is less rock in that area.

Progress Report on Generator, Propane Tank and Well Site Upgrades/Insurance

* + Generator has been installed and wired ($200 under budget)
  + Propane Tank has been delivered and filled. Will be fully operational next week.
  + A question was asked about a maintenance plan. We do not yet have a plan in place. Ron will inquire about this when all the work is completed.
  + Fencing will need to be put back in place once work is completed.
  + We will review possible new roof and upgrades to the well house once electrical upgrades have been completed.

TCEQ Power Outage Requirements - Senate Bill 3/Emergency Plan Status

* Rich explained the new TCEQ requirement regarding the need for water companies to put a plan in place for handling extended power outages and our completion of the emergency plan.
* Rich also indicated companies need to make non-disclosure of personal information the default position. He will send Board members a recommendation for addressing this via email.
* Darryl discussed the current stand pipe rental agreement we have with an internet company. He believes the rental amount should be increased since we supply them with uninterrupted power. After much discussion, Darryl made a motion that he research similar contracts that will fully protect the WSC and may be more in line with what needs to be charged. Sonny seconded the motion and it was passed unanimously.

Valves

* James Reddick who installed our new pipe also repairs valves. He suggested our valves should remain open and only be closed as needed. Ron recommended we start evaluating vales that we know are an issue or those we cannot locate and set up a program to exercise the valves.

New Business

2022 Budget

* Ron reviewed line items and highlighted changes from previous year. He added 20% to several items to adjust for inflation.
* Cost to do valves is approximately $1500 per valve. We have at least 8. Sonny will ask James for the price on 4” and 6” valves.

Annual Meeting

* Proposed date is April 23, 2022 at 11 am, followed by Board meeting to elect officers. Darryl made a motion that we set this as the date for the annual member’s meeting. Sonny seconded the motion and it was unanimously approved.
* Delia advised that Sonny did not apply for his current position. Brent Goswick was the only applicant. The Board vetted Brent’s qualifications and he was approved.

Resolution

* Because we received only one applicant for the open Director position, Ron reviewed the proposed resolution declaring an unopposed candidate. The Resolution was signed by Ron and Delia

Transfer of Money to Savings/Reserve Fund

* Ron recommended we move $50,000 in to savings to add to our reserve fund. After discussion, the Board agreed to do so. Delia will make the electronic Transfer

Schedule Next Meeting

Next meeting will be the Annual Members Meeting on April 23, 2022

Discussion

Rick Agee, representing the POA, indicated a ball valve ruptured at the front gate resulting in higher water bills in November and December. The POA will be requesting a one-time adjustment to the highest bill.

With no further discussion, Sonny made a motion that the meeting be adjourned. Rich seconded the motion and all approved. The meeting was adjourned at 2:58 p.m.