

LAKE BONANZA WATER SUPPLY CORPORATION
DIRECTOR BOARD MEETING
May 12th, 2022
KOA 19785 Highway 105 West Montgomery, Texas 77356 6:00 P.M
Magnolia Hall

President Mary Wesolick called the meeting to order. Vice President Lance Molchan, Secretary Karen Gonzalez, Directors' Alec White, Dwight Courtney and Krista Inlay were present and made the quorum.

Alec motioned to approve and accept the minutes from the April 14th meeting and Krista seconded. The motion passed unanimously. Alec motioned to accept and approve the minutes from the April 30th Special Director meeting and Dwight seconded. The motion passed unanimously.

During Public Comment member Rodney Snell commented that some Board members were privy to both the Lake Bonanza WSC and POA Board content in executive sessions.

Krista motioned to pay the bills which had been reviewed and Alec seconded. The motion passed unanimously.

Melanie White of C & R Water Supply presented the Financial Report. She said the big negative in ordinary income of minus \$22,071.19 was due to the many repairs of the transmission line in the month of April. Alec motioned to accept the Report and Dwight seconded. The motion passed unanimously.

Alec motioned to transfer \$14,335 and open an account with Vera Bank and make it monthly reoccurring. Lance seconded and the motion passed unanimously.

Auditor John Durnell from McCall Gibson Swedlund Barfoot PLLC reviewed the draft copy of the 2020 and 2021 Annual Financial Report. He reported LBWSC had a healthy financial balance. Alec motioned to accept the Audit subject to a 10 day review. Krista seconded and the motion passed unanimously.

Mary presented a Water Rate Study. She noted the last rate change had been 2013. She reviewed a TRWA Rate Study and Board discussion followed. Working from a sample worksheet of possible rates to adopt, Krista motioned to accept table C rates immediately to go into effect. Lance seconded and the motion passed unanimously. The new rate table is as follows:

\$30 Base Rate (Minimum Bill)

\$ amount is per 1000 gallons

\$ 4.00 1 to 4000 gallons

\$ 5.00 4,001 to 8,000 gallons

\$ 5.50 8,001 to 20,000 gallons

\$ 6.00 20,001 to 40,000 gallons

\$ 6.50 40,001 to 50,000 gallons

\$ 7.00 All over 50,000 gallons

Steve Guice of C & R Water Supply Corp gave the Operators Report. He relayed problems with the pressure from Well #3 causing leaks in the transmission line, trouble with multiple new meters for Well #3, plans to have the soft start to start slower and will be installing a gate valve to facilitate pressure control. He stated presently Well #2 was being used. Alec motioned to accept the Operators Report. Dwight seconded and the motion passed unanimously.

Michael Sullivan from Bleyl Engineering discussed ongoing situations with the system and new Well #3. Alec motioned to go with replacing the transmission line with a 10" line. Krista seconded and the motion passed unanimously.

Weisinger Water Well is replacing the motor for Well #1.

The proposed Chapel Lake Subdivision is requesting the right to negotiate CCN rights or having LBWSC provide water. Mary requested they be given the proper form for the request.

The June agenda will have transmission pipe cost proposal and a VFD cost proposal.

President Donna Abbott of the Lake Bonanza Property Owners Association asked the Board to consider a land swap with property owned by LBWSC near the airstrip and LBPOA land adjacent to Well #2. She also said LBPOA wants to re-negotiate the price of the property purchase of 2 acres around Well #1 even though there is a signed agreement by both LBPOA and LBWSC already in place.

Alec motioned to go into executive session and Krista seconded. Motion passed unanimously at 8:17 P.M. Alec motioned to close the session and Lance seconded. Members voted unanimously to leave executive session at 8:45 P.M.

Alec motioned to adjourn meeting at 8:45 P.M. and Lance seconded. Motion passed unanimously.

Sincerely,

Karen Gonzalez
LBWSC Secretary

