

**Crown Mountain Water Supply Corporation**  
**Annual Members Meeting**  
**Minutes**

**Date of Meeting: March 2, 2024**

**Time: 1:00 pm**

**Place: First Baptist Church; 813 S. Nueces St. Camp Wood, TX 78833**

At any time during the meeting, the Crown Mountain Water Supply Corporation Board may adjourn into executive session on any of the items listed on this agenda, if at any time during the meeting an item meets the criteria which allow for executive session under Texas Government Code, Chapter 551, Subchapter D.

Notice is hereby given that the Board of Crown Mountain Water Supply Corporation may discuss, consider, and take all necessary action, including expenditure of funds, regarding each of the agenda items below and may take them in any order:

Board Members Present

President:	Dr. James (Doc) Lindstrom	<u>X</u>
Vice President:	Greg Snell (Presiding President)	<u>X</u>
Treasurer:	Ken Hobbs	<u>X</u>
Secretary:	(Vacant)	
Assistant Secretary:	Rick Garza	<u>X</u>

CMWSC contractor(s):

Water Service Operator:	Rick Garza	<u>X</u>
Bookkeeping	Debra Walston	<u>X</u>

CMWSC –Members Present (not mentioned above)

John & Diana Klebenow, Chano Falcon, Christine Hobbs, Patricia Isham, Adria Schreiber-Garza

I. Call to Order:

The meeting was called to order by Greg Snell, Presiding President, at 1:00 PM

A. Invocation

B. Pledge

C. Statement from Presiding President/Director regarding election results

Greg requested Adria speak about the election results.

D. Resolution Declaring Unopposed Candidates read into record

Adria read the Resolution to record.

The Board (including the two newly elected members (Doc Lindstrom and Rick Garza) recessed to Executive Session at 1:04 PM.

The Board resumed the Member Meeting at 1:12 PM.

Doc reported that he will remain as President, Greg as Vice President. Ken is now the Secretary-Treasurer, Rick continues as Assistant Secretary, and Doc appointed Adria as Non-Board Member Assistant Secretary. He said that they would continue to search for someone to fill the vacant Board position.

II. Directors' Reports

Rick reported that Chano Falcon has been contracted as Substitute Water System Operator (WSO). He also said that the Corporation will be putting out a bid opportunity to members

for the used piping from the well. He said that the Corporation had done repairs to the well plant over the past year as well as replacing the pump and piping of the well itself. Also, the Board was exploring plans to upgrade the RO system, possibly processing more water with enhanced water quality.

Doc reported that bidding for the pipe will be for members first before going public.

Ken reported that the Corporation had a good year with lots of activity and lots of people helping out with the improvements that have been made.

Greg reported that the Board had received letters from some Oak Meadows Unit 2 (OM2) property owners about not paying Maintenance Fees anymore. Ken reported that OM2 has about 23 lots and around 17 property owners signed the petition changing their Deed Restrictions, but that there were lots of technicalities involved. Greg said that the Corporation has engaged an attorney because of the question of legality of process and the Corporation's appropriate response. The OM2 attorney wants to meet with all property owners, but that hasn't yet been agreed to. The Corporation wants to hire an attorney with expertise in the related area. John Klebenow asked if anyone had contacted Texas Rural Water Authority (TRWA), Greg responded that we're waiting for more information. Ken read some parts of the Texas Property Code and Doc said that the three members not paying Maintenance Fee have not asked for their membership fees back.

Doc reported that, in the Board meeting this morning, the TRWA membership renewal has been pushed back until someone can come give a presentation on the benefits of membership. He also reiterated that Chano Falcon has signed on as Substitute WSO to cover in the event Rick isn't available. He mentioned that the second person interviewed for the position couldn't commit to being always available. Doc said that the Board had instituted a Leak Policy in the morning meeting where members can request an investigation and possible adjustment to their bills based on certain criteria. He mentioned the newsletter that had gone out to members and reported that the engineer, Damien, was continuing to work on a resolution to the final outstanding NOV (storage capacity). We're still looking at developing improvements for the plant, but it would take 3 to 4 years for TCEQ to approve any such plans once they'd received the application. Rick asked John Klebenow's opinion about plant improvements relative to reject filtrate issues.

Doc reported that the Board had tabled the agenda items relating to email bills and notifications this morning and that a member had sent a request to consider electronic bill payments. There was group discussion about email notifications and what could be done for emergency notifications.

### III. Update reports

#### A. Treasure's Report

Ken went over the reports that were presented at the morning Board meeting regarding the major expenses in January and February that resulted in net losses for the month. However, the budget for the remainder of the year indicates that revenues will still exceed expenses by a small amount. The Infrastructure Fund is growing by about \$800 per month.

#### B. Water System Operator Report

Rick reported that he'd covered his update in the Directors' Reports section.

### IV. Member Concerns and Comments / Public Comments - *(note: any member may address the meeting. Must have signed up to speak prior to the opening of this meeting)*

Chano said that the Board was doing a good job.

V. Adjourn

Doc thanked those who provided food for the Member Meeting. Greg made a motion to adjourn which was seconded by Ken. The Motion was approved unanimously at 2:07 PM.