Crown Mountain Water Supply Corporation
Regular Board of Directors Meeting
Minutes

Date of Meeting: April 2, 2026
Time: 9:00 AM
Place: St. Mary Magdalen Catholic Church, Camp Wood, Texas 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	X
Vice President:	John Florence	X
Treasurer:	Ken Hobbs	X
Secretary:	Adria Schreiber-Garza	X
Board Member Place 2.2:	(Vacant)	X

CMWSC contractor(s):

Chief Operator:	John Florence	X
Bookkeeping	Debra Walston	

Members present: John Klebenow, Rick Garza

1. President called the meeting to order at 9:12 AM.
    a. Invocation
       Provided by Doc
    b. Pledge
       Led by Doc
    c. General public/members sign up to speak.
        i. Last call to sign up to speak.
        ii. Anyone signed up to speak on any individual agenda topic will speak before the topic speaker and be limited to 3 minutes.
        iii. Anyone signed up to speak in the closing section is limited to 3 minutes per speaker.

2. Approval of Minutes
    a. January 23, 2026, Regular Board Meeting
    b. March 7, 2026, Regular Board & Annual Member Meeting
       Motion by Ken to approve Minutes of January 23, 2026, and March 7, 2026. Second by John. Motion passed unanimously.

3. Directors' Reports on items of a general nature (no action)

Adria – reviewed changes to the upcoming Consumer Confidence Report including adding a phone number for information for Spanish speaking members. Ken suggested that Christine might agree to being listed.

Ken – reported that the insurance renewal was coming on 04/15/2026 but that he had not received a proposal yet. Asked if, since the item had been budgeted did paying it need to be approved. Consensus was that if the premium was significantly higher than budget approval would be necessary.

Doc – None

John - None

4. Treasurer's Report on Financial matters of the corporation
   Ken reported that he didn't have Quarterly/March financials because the bank didn't post until the previous evening. He did, however, report balances of $9,357.70 All Accounts, $1,709.90 in Savings, $4,531.04 in Checking, and $3,116.76 in Infrastructure. March had unexpected expenses in that the well meter had to be replaced and the existing "backup" meter failed certification. Regarding collections, there are five accounts with outstanding late payments in the amount of $717.50. Two of these accounts are on payment plans and are up to date on payment; one account ($2,125.75) is late on its payment plan payment; and a 2-lot member is in arrears in the amount of $10,630.45.

5. Chief Operator's Report on operational concerns (no action)
   John reported that he is still looking for a lawyer (regarding past due accounts) and that he went to a Badger meter for the well because this meter can be serviced. Doc asked if John had plans to flush the horizontal storage tank and John replied yes.

6. Old Business
   a. Discussion and possible action regarding outstanding non-payment accounts – Consideration of reversing Motion approved on March 7, 2026
      Ken provided information on utility liens and informed the Board that they cannot collect on a past due account if the property owner notifies that they have a tenant and that a Homesteaded property cannot have a utility lien. He also said that the corporation's policy (on non-payment accounts) must state the specific conditions under which a utility lien is triggered. Ken recommended that the Board look at the tariff, by-laws, policies, etc. for consistency and to identify "utility" liens. Doc suggested that the Board find a "good" Service Agreement and have all property owners sign a new Service Agreement.

      No action was taken on this item.

7. New Business

a. Discussion and possible action regarding renewal of email account on Wix (~$92 annual) vs Zoho Mail Suite ($1 per month per account)
Discussion was about options for reducing IT costs, including buying the domain name, switching to a different hosting platform, etc., all of which had to do with the question of renewing the corporate email address, to save money.

Ken Moved to pay Wix invoice 1165868439. Adria provided the Second. The Motion carried.

b. Discussion and possible action regarding changing from Adobe Acrobat Pro to Adobe Acrobat Basic
After commenting that all the tools she used could be found in Acrobat Basic, Adria moved to convert to Adobe Basic from Adobe Acrobat Pro. Ken Seconded and the Motion carried.

c. Discussion and possible action establishment of an "Event Record" to document problems and their resolutions as "lessons learned" for future reference
The Board discussed how such a document would be recorded and made available for use, where it should be stored, etc. Doc recommended continuing the discussion. John Klebenow suggested having a whiteboard in the well house and photographing it every six months. Adria informed the group that the corporation has a whiteboard and supplies already.

No action taken.

d. Discussion and possible action regarding appointment of a member to complete the term of Position/Place 1.1 previously held by Greg Snell
Rick Garza mentioned that filling the fifth Board sit would be needed to ensure no tie votes. The question was asked whether the Board can appoint a member to the vacant position to break a tie during a meeting. Adria said that she would check the Texas Business Code to see what the options were.

e. Discussion and possible action regarding upcoming April 13th TCEQ Comprehensive Compliance Inspection
Discussion was about making sure copies of all the necessary documents were available for the inspection. Adria would print out the entire packet sent in by Damien for the "As Builts" Permit application.

f. Discussion and possible action regarding response letter to TCEQ requesting extension of deadlines for ailed Permit application
Doc asked for comments about the draft letter he had sent to Board members. There were no suggested changes.

8. Closing

a. General public/members signed up to speak (3-minutes per speaker)
   Rick mentioned that he was still experiencing air in his water line and that it probably was associated with when Lee Carpenter was at his place.

b. Closing Comments by Board Members
   None

9. Adjournment
   Adria Moved to adjourn at 12:04 PM, Seconded by Ken. The Motion carried.