Crown Mountain Water Supply Corporation
Special Board of Directors Meeting
Minutes

Date of Meeting: August 31, 2026
Time: 2:00 PM
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:	Vacant	
Treasurer:	Ken Hobbs	X
Secretary:	Adria Schreiber-Garza	X
Board Member Place 2.2:	John Florence	X

CMWSC contractor(s):

Chief Operator:	N/A
Bookkeeping	Debra Walston

Members present: Yvonne Miller, Christine Hobbs, John Klebenow, Jeff Lane, Chano Falcon

1. President called the meeting to order at 2:01 PM.
    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 who signed up to speak on any individual agenda topic will speak before the topic speaker and be limited to 3 minutes.
        iii. Anyone who signed up to speak in the closing section is limited to 3 minutes per speaker.

2. Approval of Minutes
    a. July 18, 2026, Regular Board Meeting
    b. August 11, 2026, Special Board Meeting

    Ken moved to approve the Minutes as written. Second by John. The Motion carried.

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

a. Update on Damien's response to TCEQ for rejected water system Permit Application

Adria, John, and Doc – None
Ken – Damien received everything he needed for the resubmission of the Operating Permit application and he hopes to have a draft response for review in early September. The deadline for CMWSC's response to the application rejection is October 4th.

4. Treasurer's Report on Financial matters of the corporation
Ken reported on the balances for each fund: Savings $1,711.39; Checking $4,539.20, and Infrastructure $1,868.50. He also reported that he had sent out three 10-day notices to past due accounts with a response deadline of September 8. He spent two "special" past due notices with a response deadline of September 9. There are 26 properties with late or past due accounts for a total liability of $21,247.10.

Adria Moved to approve the Treasurer's Report. Second by John. The Motion carried.

Doc directed discussion to item 5c.

5. New Business
   a. Discussion and possible action regarding entering into a Service Agreement with John Florence for Chief Operator/Water System Operator services
   John apologized for his actions and briefly reviewed the terms of his release which include probation and regular drug testing for a year. If such is successful, the charges will be dropped.
   Ken indicated that there were things he wanted to discuss with John related to past performance and prospective future performance, but Adria reiterated the need to be careful that his discussion avoided subjects that could possibly move the contracted role to an employee role. There followed discussion about previous incidents of disagreement or failure to perform and how to address these with the contractor in the future, the end result being that Board members will bring these concerns to the corporation's Business Manager (the President) who will address those concerns with the contractor.
   Based on the discussion, the Board recognized that the proposed Service Agreement would need to be significantly revised to accommodate these changes. Adria suggested renaming the proposed Service Agreement as "Temporary" effective until the October Regular Board Meeting while Doc worked on language changes to a final Agreement. The suggestion was met with approval.

   Motion entering into a Temporary Service Agreement between Crown Mountain Water Supply Corporation and John Florence as amended made by Adria with the Second from Ken. The Motion carried with three Ayes and one abstention (John).

   Doc Moved to put $800 as compensation for the Chief Operator/Water System Operator services. Ken Seconded. The Motion carried with three Ayes and one abstention (John).

b. Discussion and possible action regarding attorney feedback concerning delinquent accounts
Doc reviewed his recent interactions via conference call with the contracted attorney and has sent a tranche of additional information to the attorney this past week. Another conference call will take place when the attorney has had a chance to review the new information. Chano asked if the attorney fees would go back to the property owner(s) and Doc replied in the affirmative.

Doc directed discussion to item 5a.

c. Discussion and possible action accepting sole bid tendered by Rick Garza for surplus used well pipe

Ken Moved to accept the sole bid for the used pipe. Adria provided the second. The Motion carried.

Doc directed discussion to item 5b.

6. Closing
   a. General public/members signed up to speak (3-minutes per speaker)
   None

   b. Closing Comments by Board Members
   Doc reiterated his appreciation for all that Ken has been doing over the past month

7. Adjournment
   Ken Moved to adjourn at 3:42 PM, Seconded by Doc. The Motion carried.