

BANDERA RIVER RANCH WATER SUPPLY CORPORATION
BOARD MEETING
March 11, 2021 2:00 PM

DIRECTORS PRESENT WERE:

Bonnie Tidball Ernie DeWinne Billy Wilson Rod Goff David Kelley (after being voted on the BOD)

OTHERS IN ATTENDANCE WERE:

Joe Ortega David Kelley Karen Antill

There being a quorum present, the meeting was called to order by President Bonnie Tidball at 2:00 PM, March 11, 2021.

MINUTES: Directors read the Minutes of the previous meeting of February 11, 2021.

MOTION: Billy Wilson made a motion to accept the Minutes of the meeting of February 11, 2021. Ernie DeWinne seconded the motion. The Board voted unanimously to accept the Minutes, and the motion passed.

TREASURER'S REPORT: Ernie DeWinne presented the financial reports of February 2021 to the Board, noting that the WSC continues to be in good condition, financially. The Board and guests reviewed.

MOTION: Billy Wilson made a motion to accept the Treasurer's report as presented, seconded by Rod Goff. - The BOD voted unanimously to accept the report, and the motion passed.

OPERATIONS REPORTS:

Field Operations: Joe Ortega reported that everything froze with the snow and ice and thanked Billy Wilson for helping him out. Joe reported that several pipes froze, and chlorinators busted and were replaced, and he still needs to change out a valve at the Condo well. Joe reported that they got four (4) pallets of brick pavers and three (3) bags of sand delivered and have completed two (2) new driveways. Joe reported that yearly samples were picked up on March 8th and tank inspections were done February 12th. Joe reported that he just got off the phone with Mike for the fence at well #6 and Joe Jr. will meet with him; Bonnie advised that she called him to come out and will stay on Mike to get it done. Joe advised that he had one service line leak in unit 4 and the curb stop was broken on the customer side. Joe reported that he purchased no trespassing signs for the well sites.

Office Operations: Karen Antill reported that it is business as usual, billing went out. Karen reported that she checks meters daily and we had a lot of leaks due to the freeze, so she was calling people even on the evenings and weekends to alert them of their leaks. Karen reported that she has adjusted six (6) accounts because of the leaks.

Class C Licensed Operator: Billy Wilson read over John Hegemier's report. John corrected the Lead & Copper form that was sent from A&B Laboratories to TCEQ. Water Use Survey was submitted to TWDB. Confirmed with BCRA GD that a zero-usage report for well #6 is acceptable and reported accordingly. John reported that he is reorganizing water system records. Currently all documents are organized in bins based on the year it was created. Plan is to reorganize them based on subject matter. Retention schedule will be followed. John advised that his STEERS account is still in a probationary status, he will need the Board President to sign the STEERS Participation Agreement and sent it in, John reported that he left it with Karen for the signature. Next quarterly report is due April 10th. Upcoming – Water Loss Audit due May 1st and Annual Water Conservation Audit due May 1st. Bonnie advised that she is really happy with what he has done so far

ITEMS FOR DISCUSSION AND BOARD ACTION:

OLD BUSINESS:

- A. Discuss and review water use restrictions and stages – Ernie reported that the pumping went down on all wells except well #1 due to the dropping water levels; so the percentage dropped from 109% to 96%. The Board discussed and will continue in Stage III Mandatory Use Restrictions which will expires on April 17th.

- B. Update on plant #1 electrical upgrades – Joe Ortega reported that he is still waiting on the electrician as he is backed up on work, Joe advised that we need to change the controls inside. Bonnie Tidball will give Danny a call, item is tabled until work is done.
- C. Update on status of water system map – Tabled until a future meeting.
- D. Well #7 engineering contract status update – Bonnie Tidball advised that she has no new information.
- E. Discuss future well locations – Item tabled until next meeting.
- F. Discuss Annual Meeting – Bonnie advised that the Annual Meeting was postponed until June 5th.

NEW BUSINESS:

- A. Discuss plans and take action on severe weather conditions plan – Billy Wilson reported that he would like to put a plan in place to wrap pipes, add heaters to keep the wells in use during severe weather. Bonnie advised that we sent an application to the USDA to hopefully get grant money to reimburse what we had spent on repairs and equipment during the severe weather and items for future projects to help with severe weather. Bonnie also sent a note to Deann Dowdy to see what the timeline is for the grant money and will follow up with the Board when she finds out more information. Billy reported that we also asked for a 15% contingency fee for the future projects.
- B. Discuss and take action on brick pavers for new driveway construction – Billy Wilson advised that he thinks that the builder/contractor should pay for and put in the brick pavers for all new driveways in the future. Ernie advised that if we require them to do this, the ACC will have to change their rules because right now the rules say that they must leave an opening for the brick pavers; and we should talk to the ACC first.
- C. Discuss and take action on tank inspection bids – Joe reported that he has three (3) new bids for tank inspections since our three (3) year contract is up. Joe advised that since we are going to be taking out the 50,000-gallon tank and the two (2) concrete tanks at Plant #2 and add the storage tank at Plant #3 he wants to get the bids revised. Joe will have those bids ready for the April Board meeting. Billy advised that the 200,000-gallon tank on the upper system needs to be sandblasted and recoated on the inside of the tank due to the hard water and that we should plan on doing it in the next few years.
- D. Complete Election procedures, independent auditor, finalize ballot, agenda and meeting packet – Tabled until the April Board Meeting.
- E. If applicable, pass resolution declaring elected all unopposed candidates – Ernie DeWinne reported that we only had two candidates for the two open Board positions: Bonnie Tidball and David Kelley. Ernie will write up the resolution and have it signed when he gets back in town.
MOTION: Ernie DeWinne made a motion to pass a resolution to elect all unopposed candidates. Billy Wilson seconded the motion, the Board voted unanimously, and the motion passed.

F. Discuss training for customers on water cutoff procedures – Rod Goff advised that he had a neighbor suggest that since Joe, Joe Jr and Billy were so busy during the severe weather shutting off everyone’s water that we should have a procedure on the website as to how to shut off their own water at their homes; Billy advised that it is too easy for customers to break their curb stop as we have already had that happen and will be charging for it. Bonnie advised that her husband came up with an idea to have a team put together to be on call during severe weather to help Joe cut off water meters at customer requests. Ernie suggested having a team of five people each one have the tool to cut off water on call during severe weather and have it posted on the website and send out a notice with a future mailout. Bonnie agreed that it is good customer service to let the customers know that we have a team of volunteers that will cut off water in severe weather.

The Board discussed possibly asking the customers that do not have shut off valves if they would want us to install them on their side of the meter and charge them for parts and labor. Ernie asked Joe to get with the ACC to see if they will start requiring a shutoff to be put in on the customer’s side of the meters.

The Board discussed and will make a team of five members to help with shutting off meters in the event of bad weather and ask the ACC to start requiring a shutoff to be put on the customer’s side of the meters on all new construction. Rod will write up a paragraph to be sent out in April or on the back of the bills.

The Board discussed the letter emailed by Bob Thonhoff regarding the issues of well #6. Bonnie will call TCEQ and see what we need to do with this letter to get in compliance. Bonnie asked Joe to get new fluoride sample for well #6 to see if it went down.

Bonnie advised that she will out of town for the April Board meeting and asked Billy if he would conduct the April meeting. Rod advised that we should get a Zoom subscription, the Board discussed and will ask the HOA if we could possibly split the monthly cost and use their Zoom account for meetings if needed. Bonnie asked Ernie to put this on the agenda for next month.

MEMBERSHIP COMMENTS:

ADJOURNMENT: There being no further comments, Billy Wilson made a motion to adjourn the meeting, seconded by Ernie DeWinne. The BOD voted unanimously to adjourn the meeting at 3:20 PM.

The next BOD meeting will be held on April 8, 2021.

BRRWSC PRESIDENT, BONNIE TIDBALL _____

BRRWSC SECRETARY/TREASURER, ERNIE DEWINNE _____