

Medina Water Supply Corp

Minutes of Board of Directors Meeting on 11/12/2024

at Medina Community Center

Meeting called to order at 6:00 pm by Board President Dan Poston.

Directors present:

Dan Poston – President

Harvey Young – Vice President

Janet Miller – Treasurer

Roger Mora

David Reed

Jon Miller

Charles Anderson - Absent

Quorum present

Also present:

Emerson Arnold - Operator

Kevin Ayers – Contractor

Mike Guidry

Bob Buck

Mike Guidry was unanimously nominated to replace a resigning Janet Miller as Treasurer with the understanding that he would have signature authority over the MWSC accounts.

Reading of Previous Meeting minutes

Dan asked if the directors had reviewed the previous minutes and asked if they haven't, please read them, then asked for additions, deletions, and problems requiring corrections. Kevin had one comment. In the Treasurers report, the comment about being in the green going forward, Kevin clarified that the statement is true, only if there are no unexpected expenses. No other comments were made, and no other revisions were proposed.

Jon Miller moved to accept the minutes, Roger Mora seconded the motion, motion carried by 6 positive votes.

Public Comments (5 minutes per speaker)

Dan Poston acknowledged our visitors and asked if Bob wanted to speak now or reserve his comments for later in the meeting. Bob wanted to make a comment at the start of the meeting about Kevin's effort to get the tax exemption. At the time Bob was in office, he consulted with an auditor, who advised that MWSC would never get the tax exemption. Bob said he believed her and went on to compliment and share some appreciation for Kevin regarding his diligence in seeing this task through. Kevin thanked Bob for his kind words and complimented Harvey for his guidance not letting this task fall through the cracks. Kevin went on to say that we also were told that from another accountant. Dan thanked Bob Buck for his complementary comments toward Kevin.

Treasurer's Report

Janet Miller as indicated last month, sent out the Treasurer's Report via email prior to the meeting. See included reports November 2024.

Janet highlighted the following:

We made a profit for October, \$9,681, reducing our loss for the year to \$29,826.

Our current checking account balance 129,419 as of October 31, with no unusual expenses. Kevin pointed out a line item, for Riverhills Automotive for \$163. Emerson took the truck in for an oil change and for a state safety inspection required for vehicle registration. Kevin also pointed out the registration charge further down the list at \$77.25. Dan asked why the tax exemption did not apply to the vehicle registration tax.

Kevin stated that motor vehicle items and licensing items do not get covered by the exemption. Kevin added that fuel is also not tax free, nor is the oil change. Anything involving work vehicles is not tax exempt. Kevin went on to list a few common purchases that would be tax free.

Dan then asked if there were any other questions. Harvey Young asked about Membership Refunds on the Profit and Loss statement. Kevin stated that that number (\$585.72) was for the year. This figure is for all the accounts that were closed and the memberships refunded.

David Reed moved to accept the Treasurers report, seconded by Harvey Young. Motion carried with 6 positive votes.

At this time, Janet Miller presented the board with her resignation from her board seat. Janet then went on to nominate Michael T Guidry to replace her as Treasurer of the Board. Dan Poston addressed Janet saying that we certainly appreciate the years that you (Janet) have been doing this. Harvey Young added his thanks and said that she has done a great job. Dan thanked her again and then picked up the recommendation of Michael T Guidry and asked Michael to share some of his background as to where he can fit in with the board. Michael T Guidry then stated that he worked as a Software Engineer in the oil and gas and Petroleum engineering sectors. He purchased a home in Medina in 2013 and is in the process of moving in. His family now spends most of his time here in Medina. Dan asked if Michael was willing to accept the responsibility of being MWSC's treasurer for the remainder of Janet Miller's term. Michael indicated that he was willing. Dan asked Janet when the end of her term was, she responded 2025. Kevin stated that either way, the position would need to be voted in during the Annual Meeting. Dan then asked the board if anyone else wanted to run for the position of Treasurer and no else indicated they wanted that.

Dan then called for a vote to accept the recommendation and select Michael T Guidry to serve as treasurer for the remainder of Janet Miller's term. All board members were in favor of the recommendation as presented. Michael Guidry was instated immediately, and documents were handed over.

Dan stated for the record that Michael T Guidry has joined the board of directors in the position of Treasurer with signing authority over the accounts. This was accepted by the board of directors with a unanimous vote and is effective on November 12, 2024. Michael Guidry will serve in this capacity for the remainder of Janet Miller's term.

Accounts Report

The Accounts Report was provided in written form by Kevin Ayers. See the attached report.

We are now at 258 accounts. No leak adjustments this month.

Total water loss percentage was 14.12%

Finch plant water loss percentage was 15.40%.

Stringtown Plant water loss percentage 11.22%.

No bulk water sales due to stage 4 drought.

The office was closed on 9/2/24 for Labor Day.

Well #3 Bacterial test, tested clear, going forward this will be tested quarterly.

Dan asked that the line item be left in the report as we move to quarterly. The monthly test for TCEQ results for the entire system will be added. The quarterly test for Finch Well #3 will be on the report as a separate line item, giving the result and the last test date. This will serve to not lose visibility of the testing.

Dan polled the board for comments, Harvey Young observed that it seems like our percent loss is getting better. Kevin stated that historically 14 – 16% is our average. There is also a small leak on Kathwyn Lane and we have been fixing leaks as we find them. Dan said it would be interesting to see if the loss percentage grows or shrinks with temperatures and rainfall levels. David Reed mentioned that rain and dry spells cause ground movement that could cause more leaks.

Jon Miller made a motion to accept the accounts report. This motion was seconded by Harvey Young seconded the motion and the motion was carried by 6 positive votes.

Field Operations Manager Report.

See included reports October 2024 Facilities Report.

In addition to the supplied written report, Kevin Ayers reported that there was some overtime this month, Monday 10/28 and Tuesday 10/29, Emerson was working with the contractors at the Stringtown setting up the temporary water trailer.

Emerson also worked with RGB conducting repairs on Thursday 10/31.

Dan polled the group for additional questions.

Michael Guidry moved to accept the Operators report, seconded by Harvey Young. Motion carried with 6 positive votes.

Old Business

Stringtown Tank Repair

RGB came out and hooked up the temporary tank for the repair. They tested it, and it was good. Kevin Ayers then called Kerr pump to come out and perform Coliform bacteria testing. This test came back clear. RGB will come out Thursday (November 14, 2024) to perform the repairs. Emerson is currently draining the water out of the tank to avoid dumping 40,000 gallons of water. He turned down the supply and let it drain down to 6,000 gallons, then dump it, and turn on the temporary tank around mid-day. Everything is on schedule to repair the roof on Friday (November 15, 2024). This same process will be done to drain the temporary water tank. The gallons dumped for this operation will be reported next month in the flush amount. Emerson took Jon and Michael out there and showed them how to switch the tanks. Kevin went on to say that all the materials, valves, and supplies used to hook up the temporary tank was purchased by MWSC, so when the time comes to hook up another tank, the cost should be less as it should be labor only. We also own the level sensor and wiring harness, it will be retained for the next tank.

New Business

Bandera County Grant Funds.

Dan Poston reported that a week to 10 days ago he was contacted by our county commissioner Jack Mosely, and he informed Dan that the county was getting some funds, and MWSC qualified for around \$15,000 and asked if we wanted it. Dan answered that we would like the funds. Dan said that while it is not a done deal yet, it does appear as though we will. Kevin stated that this will pay for half of the Stringtown repair, and that if the money comes in the next 4 – 6 weeks we will have an invoice to apply the grant to. Harvey Young asked if we had to supply verification on the projects we have going on.

Dan also reminded the board that on Monday, November 18, 2024 we have our hearing regarding Michael Sowders at 10:00 AM.

Jon Miller has a couple of items to bring to the board's attention that were developed in a discussion with Emerson Arnold. First, the electrical panels at both plants do not have any indicator lights as to what is running. This would be beneficial, especially in the case when someone else is filling in for Emerson. The second idea was a future idea, after the installation of the pressure vessel and the PRV valves, to engage Ardura Engineering for a feasibility study regarding moving the system where possible to a closed loop system. This would allow us to reduce the amount of flushing we do. Kevin Ayers added that the cost of doing this would be high.

David Reed asked about the results of the raffle of the fire hydrant as a fundraiser for Medina VFD. Harvey responded that it went for \$500. The second one to be sold for MWSC is almost ready.

Kevin clarified what was going to be repaired on the Stringtown tank roof.

Harvey Young moves to adjourn the meeting. Roger Mora seconded the motion. The motion was carried by 6 positive votes.

Meeting Adjourned at 6:44 PM.

Minutes approved as _____ distributed _____ amended.
