

**KING CREEK WATER SUPPLY CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES**

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**Date:** November 8, 2022/**Time:** 6:29pm-7:30pm/**Location:** 148 CR 1605, Clifton, TX 76634 (Kenneth Eubanks home)/**Dial In:** (978)990-5064, **Access Code:** 1408755#/Join  
**Online:** <https://join.freeconferencecall.com/kingcreekwsc>

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<b>Meeting called by:</b> Kenneth Eubanks	<b>Attendees:</b> Kenneth Eubanks, Pres.; Craig Hoffman, VP; Pam Kellan, Sec; Bruce Roebuck and Ron White
<b>Type of Meeting:</b> Monthly Meeting	
<b>Facilitator:</b> Kenneth Eubanks	
<b>Note Taker:</b> Kenneth Eubanks	<b>Unable to Attend:</b> Robin Hamilton and Shauna Latham
<b>Timekeeper:</b> Kenneth Eubanks	

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**AGENDA TOPICS:**

1. **Public Address (15 Minutes)**.....VIPS/Members  
None
2. **Secretary's Report (5 minutes)**.....Kenneth Eubanks  
Ron motioned to accept the August Board Minutes as presented. Craig 2<sup>nd</sup>.  
Motion passed  
Discussion: None
3. **Treasurer's Report (10 Minutes)**.....Kenneth Eubanks  
Craig motioned to accept the August-October report as presented. Bruce 2<sup>nd</sup>.  
Motion passed.  
Discussion: None
4. **New Business (30 minutes)**.....Kenneth Eubanks
  - A. **CSWR**

Pam motioned to decline CSWR's proposed offer to purchase KCWSC.  
Motion passed unanimously by board.  
Discussion: The Board UNANIMOUSLY agreed the offer was unreasonably low. Kenneth estimated the value of KCWSC at \$550K and Bruce presented an estimate for replacement cost at \$990K. The Board instructed Kenneth to compose and send an official rejection letter to CSWR.
  - B. **Board discussed options for KCWSC:**
    1. Operate as status quo with no further improvements
    2. Operate and improve KCWSC
    3. Continue to seek buyers for system
    4. Obtain an official appraisal of the systemBoard unanimously agreed on continuing to run and operate KCWSC while making improvements to the system and obtain an official appraisal of system to know value for the possible future sell of system. Specifics will be taken up by the Management Committee.
  - C. **2023 Capital Investment and budget planning:** Kenneth will get with Robin to review the 2022 bookkeeping and to set a 2023 budget using the historical data. Kenneth presented several capital improvements/repairs that should be considered. These included: a). Tree removal on new land b). New Security fence joining new with old land c). Meter replacement, and d). Pump house reconstruction. Craig also suggested the addition of a second storage tank.

Board gave authorization for the Management Committee to review the options and put a plan together.

**5. Old Business (25 Minutes).....Board Members**

**A. Engineering-Grant Status**

The Board discussed and decided to dismiss any further efforts in obtaining an USDA grant or paying for the engineering study out of pocket. The Board is in agreement that it was just too complicated to take on by our small system with limited participation from the membership.

**B. Senate Bill 3 Emergency Preparedness Plan**

TCEQ granted the financial waiver! Kenneth stated that this was a tremendous financial relief for KCWSC, however an internal Emergency Preparedness Plan could and should be developed so that the system would be prepared and operate in the event of a power outage. The earlier capital improvement idea to add a second storage tank would be a significant benefit to the plan.

**C. Operational Status**

Bruce stated that the well was holding within .7 gpm between readings and the output is still in the range for Stage 1 restrictions. The Board agreed to leave in effect. The booster pumps have not been connected to the hour meters yet. This should be taken up with the Management Committee.

**D. KCWSC Public Notification Billboard**

No action taken.

Kenneth restated to the Board that he had spoken with Mike Easton about placing a sign or bulletin board on his fence row or property and Mike rejected our request.

The Management Committee will look into options for a location.

**CLOSED SESSION BUSINESS: (5 Minutes).....Kenneth Eubanks**

None

**TAKE ACTION:**

1. Review motions and action items from Minutes
2. Adjourned: Ron moved to adjourn. Craig 2<sup>nd</sup>. Motion passed.

	01-10-23		1-10-2023
Kenneth Eubanks, Pres.	Date	Pam Kellan, Sec.	Date