

**KING CREEK WATER SUPPLY CORPORATION
ANNUAL MEMBERSHIP MEETING MINUTES**

Date: May 6, 2023/**Time:** 11:05am-11:50am/**Location:** 288 CR 1605, Clifton, TX 76634 (Ron White's carport)

Meeting Called by: Pam Kellan	Director Attendees: Craig Hoffman, VP; Pam Kellan, Sec.; Shauna Latham, Bruce Roebuck, Ron White
Type of Meeting: Annual Meeting	
Facilitator: Pam Kellan	
Note Taker: Pam Kellan	Unable to Attend Directors: Kenneth Eubanks Pres., Robin Hamilton, Treas.
Timekeeper: Pam Kellan	
Election Auditor: Dee Duvall	Member Attendees: 22 (including directors)

BUSINESS: Call to order: Pam welcomed the members; introduced directors in attendance; explained why the other two Directors unable to be present; thanked Dee for volunteering to register member attendees; thanked Ron and Suzie for allowing us to have meeting at their place; and asked prayers for our member's sick and/or in hospital

AGENDA TOPICS:

1. **Previous Meeting Minutes (May 7, 2022):** Pam read the minutes. Bruce motioned to accept the minutes as presented. Craig 2nd. Motion approved.

Discussion: None

2. **Financial Report:** Pam read the financial report prepared by Kenneth ending December 31, 2022.

Discussion: None

3. **2022 Operational Review:**

Pam explained why Stage 1 Water restriction still in place. Explained could elevate with more restrictions if the well's average GPM productions rate drops. Craig and Bruce explained the GPM to members. Pam reiterated that next stage would be mandatory.

4. Pam informed that TCEQ granted us an exception for the Emergency Preparedness Plan requiring a generator for freezing events. This saved us a lot of money.

5. Pam reported that KCWSC acquired a 30x40 lot next to well site for future expansion. At the time, bought due to needing a place for generator, but with exception granted, we are analyzing another use for lot.

6. Pam informed the members that KCWSC applied for a grant from the USDA that was discussed at last year's meeting when we were working with Communities Unlimited. We were not accepted due to the maximum income required in our community was over by \$300. But we found out that they would require a certified financial audit yearly, which would cost up to \$15,000 per audit.

New Business:

2023 and future operations

1. No elections this year due to not receiving any applications for the Board. Pam reiterated that this is a problem for future, especially for those planning on staying in this community and not wanting to learn how to run our system.

2. New Government requirement regarding Lead and Copper Inventory:

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Pam explained all water lines from meter to structure will have to be tested. Will be accessing private property to inspect. Notices will be given. KCWSC will not be responsible for any damage to property. Any refusal to access property will cause water shut-off from KCWSC and would be costly to member.

Discussion: Member asked who will pay, explained that we are applying for other grants or financial help from Government for infrastructure otherwise, property owner would have to pay

3. Pam informed that KCWSC is planning on replacing existing meters with new technology and electronic meters. Metal and concrete meter boxes will be replaced to accommodate the new technology. Informed the members that KCWSC will no longer be able to allow the use of the utility shut-off within in the meter box once electronic meters are in place. We are inquiring with contractors to see if the customer shut-off valve can be done at same time with a discounted fee to member.

Discussion: Craig and Bruce explained about the new technology and why the need for customer to have a shut-off on outside of box.

4. Pam informed of KCWSC's repair/completion of well site, new fencing surrounding our new and existing lot and new well house structural repairs.

Discussion: Craig, Shauna, Bruce and Ron explained why we are looking for land to drill new well due to issues with our existing pump. Our new lot purchase cannot be used due to being too close to surrounding septic systems and could cause existing pump to cave in.

5. KCWSC is continuing to review proposals from other water supply entities with interest for purchase of our system. We have received some, but way too low. We were advised by an appraisal company for water systems on how to calculate our value. Kenneth figured, as is, we could receive between \$250,000-\$500,000. Pam reiterated that the Board cannot accept any offers until the members have voted on it. Each member would get their share from sale.

6. KCWSC will be analyzing an increase in rates due to inflation and the need for professional bookkeeping.

7. Current Board will continue to make an effort to secure funding for our needs and growth, meet regulatory guidelines and to maintain our high quality of water.

8. Pam requested members to consider to be on our Credential Committee for 2024. Will need to apply at kingcreekwsc@gmail.com. Handed out description of duty.

9. Pam reminded everyone about our website and what we offer for payment options and to receive alerts. Pam reminded members to notify KCWSC when selling home.

Discussions: None

Adjournment: John Kellan motioned to adjourn. Pam Browning 2nd. Meeting adjourned

Kenneth Eubanks, Pres.

Pam Kellan, Secretary
