

Adolfo Pompa – Plott Acres: Camila Bonfield – Town North Village: James Truelock – Town North Village: Stanley Brewer – Cox Subdivision – **President:** Randy Pebsworth – Town North Village – **Vice President:** Sheryl Prime – Town North Village- Deborah Hunt – Town North Estates - **Secretary/Treasurer - All members were present.**

- I. Call to Order – President Stanley Brewer**
- II. Invocation - Camila Bonfield**
- III. Pledge of Allegiance**
- IV. Public Comments – John Bures, Olga Bures**
- V. Minutes**

M 1 Approval of the November 16, 2023, Board Meeting Minutes

- The Board approved the minutes – Second by Sheryl Pime - **Motion Carried**

VI. General Counsel

GC 1 Board Discussion of the Smith Family Acquisition

- Matt McPhail and Ken Rainwater will give a status update on the acquisition
- Matt, at the last board meeting, we did not have too much progress; I realized that we
- what do we need to do as far as taking over an abandoned system with the new law that went into effect on September 1st
- We will focus on acquiring the System involuntarily or not having the Smith family not part of the process
- Robert, we will give the board the traditional route to acquire the system
- Matt and Carlo will put together an application to get the process started
- This will be the best way to acquire the system is to work with the Smith family attorney to negotiate the acquisition
- Robert gave the board an update on the meeting he and Ken had with the Smith family before today's meeting
- Ken Rainwater, visit the house of Mrs. Webb. They are aware of her husband's situation with the Smiths, and they need to find her an attorney
- Mrs. Smith and her daughter Tammy Sawyer did visit with Ken and Robert
- Tammy and her daughter were very interested in what was going on, although they had been counting on the attorney
- Robert explained what we were about; they said they wanted to get rid of these systems, and they want to work with us to make that h

GC 2 Other Items

VII. Financial and Administration

FA 1 Preliminary Presentation of the 2024 Budget

FA 2 Other Items

VIII. Operational

OP 1 Other Items

IX. System Manager

SM 1 Status Update on Grant Application

- Carlos Rubinstein: we are continuing to work with the Water Development Board to preserve the opportunity
- The grant will allow us to address the concerns of all four subdivisions
- The project was approved for funding consideration by the Water Development Board for the SRF cycle 2023
- Currently working with the WDB to request the 2024 and 2025 cycles. This will allow for additional grant funding
- Through the work we have already done by the Texas AWWA and Communities Unlimited, the rest of the team was able to advance the application for the 2023 cycle
- This has allowed us to transfer the systems from the temporary (state-appointed) manager and the assets that are still considered to be part of the Smith family
- We have been talking with the Public Utilities Commission of Texas (PUC). We will continue working with the PUC. The PUC appointed the temporary manager, but they have the state over the rate that the water supply corporation will set, and the PUC will oversee the actual transfer of the system to the corporation.
- All the system operations remain with the temporary manager
- The team recommended having a joint meeting with the corporation team, which had its first meeting today. We will hold joint meetings with PUC at least once a month for the regular board meetings
- Carlos said he is pleased with how well the Public Utilities Commission of Texas and the Water Development Board work with us. He recommended that each would contact their local representative or Senator Perry's office to thank them and tell them how critical this work is
- Robert Sheets, PUC will need to have a definitive timeline of when we are going to take possession of these assets
- The board does not want to lose its place in the 2023 funding cycle
- Amanda Levin with the Water Development Board looks forward to the critical steps and timelines associated with completing the task to preserve our place for the 2023 cycle. She did not give a drop-dead date

SM 2 Status Update Regarding Corporation Bank Account with City Bank

- Robert will give an update on this item at the next meeting.

SM 3 Status Update Regarding Insurance for the Corporation

- This item was Moved to the next board meeting.

SM 4 Board Consideration of Approval of Insurance Coverage for Corporation

- Matt stated that he did submit the insurance form to the underwriter for quotes.
This item will be further discussed at the next meeting

SM 5 Other Items

X. Board Items

BD 1 Other Items

XI- Adjourn.

December 7, 2023
Date Minutes Approved