

3G Water Supply Corporation

Serving the Communities of Green Acres, Golden Beach and Geola since 1985
26550 Ranch Road 12, Ste 1 * Dripping Springs, Texas 78620 * (512) 894-3322 * fax (512) 858-1414

MINUTES TO A REGULAR MEETING OF THE BOARD OF DIRECTORS 3G WATER SUPPLY CORPORATION

August 12, 2024

3G Water Supply Corporation (the “WSC”) held a regular meeting on Monday, August 12, 2024, at 6:00 P.M. at its meeting facility located at 504 Willow Street, Buchanan Dam, Texas 78609, pursuant to notice of said meeting posted in accordance with Chapter 551 of the Texas Government Code, whereupon the roll was called of the members of the Board, to-wit:

Nancy Stanford	President
Cody Jansa	Vice President
Annette Chamberlain	Secretary
Collins King	Treasurer
Jason Andruk	Director
Jeff Davidsson	Director
Mark Richardson	Director
Jack Richardson	Director
Nancy Pullen	Director

All Board members were present except for President Stanford, Secretary Chamberlain, and Director Pullen. Also attending was member Ms. Judi Guastella, Kevin Cowen, CPA with Montgomery Ludwick & Stapp, P.C., and Patric C. Kiing with Professional General Management Services, Inc. (“General Management”).

Call to order and establish a quorum.

Vice President Jansa, after finding the notice of the meeting was posted as required and that a quorum of the Board was present, called the meeting to order and declared it open for such business as may come before it at approximately 6:00 P.M.

- Audit Review presented by Montgomery, Ludwick & Stapp, P.C.

Mr. Kevin Cowen with Montgomery, Ludwick & Stapp, P.C. presented the audit via Zoom. Mr. Cowen pointed out that a “Clean Opinion Letter” was issued based on their review. The Audit for the period ending January 31, 2024, included the Balance Sheet, Statement of Income, Statement for Membership Investments, Statement of Cash Flow, a Summary of significant Accounting Policies and Notes to the financial reports. Attention was called to Note 5 which indicated one account balance exceeded the FDIC coverage limit. It was noted this has been corrected. Director Evans moved to approve the audit as presented. Director Andruk seconded the motion. After full discussion and all voting in favor, the motion carried.

1. **Minutes to previous meeting held on July 8, 2024.**

The draft minutes were presented and reviewed by the governing Board. A question was raised about a bill from Walmart in the amount of \$7,400.00. Management indicated he is unaware of such a bill and would look into it further. Treasurer King moved to approve the minutes as presented. Director Evans seconded the motion. After full discussion and all voting in favor, the motion carried.

2. **Financial Reports. (Presented by Treasurer King).**

Treasurer King presented the financial report for the period ending July 31, 2024, including a Balance Sheet and an Income and Expense Report and discussed those reports in some detail. Treasurer Collins also reported that President Stanford has moved money in the Prosperity Bank account to a Basic Business Checking account to bear interest and reduce service fees.

A spreadsheet was provided depicting bills and invoices due this period totaling \$24,413.60. It was noted that a check for the audit work is included in the amount of \$7,200.00. In addition, 4L Utilities presented an invoice for a change with the Geola line replacement project in the amount of \$2,086.83. The change was for the addition of a flush valve at that location. Director Richardson moved to approve Financial Report and the payment of bills as presented. Director Evans seconded the motion. After full discussion and all voting in favor, the motion carried.

3. **Operators Report. (Presented by PGMS, Inc.)**

Management presented the Management Report to include (a) water accountability, (b) status of system accounts and (c) significant events.

Management reported that the Geola Line Replacement Project is 100% complete and working as it should at this time. Although the turbidity compliance has now been achieved, the system continues with more information from 5S to look into installing automated “call out” equipment, as well as automating the remote wells from the water plant. The pump room manifold has now been completed. Directors’ reports and Usage by Route was also provided as an attachment to the report. Ms. Judi Guastella reported a leak at the meter box at 317 Blue Sky. Management indicated this would be addressed promptly. It was also noted that an updated meter change out list would be provided at the first opportunity.

4. **Well level Report and Drought Stage Review.**

Management reported that the well level report is attached to the management report and shows the wells to be stable with little fluctuation with the static level of each well.

Old Business.

1. Management reported that there has been no new activity with meter change outs this period. the Meter Change Out list will be distributed to everyone once it has been updated. The inventory parts list is also being updated and a draft of that list is included with the management report.

2. The status of controls for the remote wells continues to be a work in process at this time. Management continues to work with 5S to come up with a plan to address this.

Management reported that we now have received 3 copies of the System Map and will be used as a resource to perform the valve survey.

Winterizing of the wells also remains a work in process at this time.

New Business

1. Management reported that cleaning the Water Plant from debris, such as empty boxes, used filter cartridges and cleanup of the manifold repair in the pump house has begun, but there needs to be more work to complete this task.
2. Discussion then turned to internet service at the office. It was suggested that an ad hoc committee be seated to look at the WSC's internet and communication needs and how to best address those needs. The committee would consist of Directors Andruk & Evans and others that may offer technical assistance.

Public Comment:

There were no public comments offered.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned at approximately 6:58 P.M.

PASSED AND APPROVED this XXth day of September 2024.

Nancy Stanford, President
3G Water Supply Corporation

Attest: Annette Chamberlain, Secretary
3G Water Supply Corporation