

MEETING MINUTES
Cypress Cove Water Supply Corporation Spring
Branch, TX 78070 BOARD OF DIRECTORS
MEETING - April 8th 2025

In accordance with Chapter 551 of the Texas Government Code, notice is hereby given to the public that the Board of Directors for the CYPRESS COVE WATER SUPPLY CORPORATION shall hold a meeting on **Tuesday, April 8th at 6:30 p.m. at the Cypress Cove Civic Center, 3686 Tanglewood Trail, Spring Branch, Texas 78070.** The Board may take action on any of the items posted below. Action cannot be taken on individual citizen or customer communications or Board member items unless the matter was continued from a previous meeting or is individually listed below.

AGENDA-

- 1) Call to order and Open Meeting – Mike

6:31pm

Marty stepped down and the board is appointing Holly Hagy

- 2) Review & Approve March 11th Annual meeting minutes.

Approved with correction on item 13 (change date to April 8, 2025)

Motion to approve – Dan

Second – Holly

All in favor – yes

NEW BUSINESS

- 3) Mary Barr-Gilbert if present, to discuss removal of tree debris from cut trees by CWSC prior to 9-26-2024.

Shannon asked if the water company cuts down trees

Mike said we trimmed a tree, but doesn't remember cutting it down

Volunteer committee has said they will remove the tree

- 4) Tom Nairn if present, to discuss:

- a) Potential company audits

Proposing an internal review instead of an audit

6 people → board will pick 1 BOD, board will pick 1 property owner, the property owner will pick a second BOD and three other property owners

Gordon suggested Angie be at this meeting, if approved

- b) Water usage

Addressed by Dan, below

5) Office Manager Report – Angie

Since the land was acquired, we received our appraised value and tax statement

Proposed is \$7940

Will be working on filing a tax exempt

Well 6 is added to the balance sheet and will be there until the loan is paid

\$1940 per month

6) President's Report – Mike

7) Discuss and consider a motion to hire a legal team if necessary to protect the CCWSC BOD should any community false accusations and disturbances escalate to the degree where that may become necessary.

Motion not needed. CCWSC has liability insurance and a lawyer on retainer. The CCWSC BOD is protected, as outlined in the following:

- **Texas water code, Sec. 6.109**
- **Texas Business Organizations Code Chapter 22, Sec. 22.221**
- **Articles of Incorporation, Article VII**

Dan taking the floor, addressing the fb posts

We have to flush to relieve air in the valves

We are selling water to families whose wells are drying out

Our water loss has dropped from near 30% in 2018 to about 2% now

Water quality is tested by TCEQ quarterly

Tanks are inspected annually by an outside company

Board members do not get paid

Mike works under a Class C operator

CCWSC is a non-profit (501C12)

Base rate has not increased since 2018

Dividends were given out two years ago

OLD BUSINESS

8) Public input: questions, comments and constructive suggestions are welcome, although briefly. If subject is not on current agenda, board can't discuss, otherwise it can be added to future agenda if approved.

Jim Emanuel

1. what is the address where we can mail a request the financial?
 - a. Mike and Angie said it's on the website; Holly gave the address
2. Trucks come in to take water,
 - a. Supervised by water company
3. Last month you said the company brought in over \$10k for selling 45k gallons of water
 - a. Shannon explained that, during the meeting, she made a calculator error and that she stated her error out loud
4. I called a number on a truck getting water and pretended to be a contractor and the guy said he could get me the water I need. How do we know they aren't telling a story to us about being a needy family?
 - a. Dan, Mike, and Holly commented that a contractor can get water from many different places. Just because a phone call said he could supply water does not mean he is buying our water to resell. We keep close tabs on the people we sell to to know.

Angie reminded everyone that the office may charge for the cost of printing and mailing documents to the members who make a request.

9) Set date for next meeting.

Tuesday, May 13, 2025 at 6:30pm

10) Close and adjourn.

7:57pm

The Board of Directors may retire to executive session regarding any matter listed on the agenda at any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; and/or real estate acquisition pursuant to Chapter 551.072 of the Texas Government Code. Action, if any, will be taken in open session.