

LSR WSC Board Meeting Minutes
September 13, 2024
Wimberley EMS Community Meeting Room
6:30PM Preceding the LSR POA Meeting

The meeting was called to order by the WSC president, Mr. Jim Kuykendall at 6:30PM.

Quorum call: WSC President, Mr. Jim Kuykendall declared a quorum citing a majority of the board members were present, including Jim Kuykendall, Dave Walker, Terry Moore and David Wright.

Action Items - Agenda:

Overview of recent Well Pump/Motor replacement – Presented by Jim Kuykendall

- Our last pump was replaced in 2021. The life expectancy of a submersible pump can vary based on several variables but should have a life span of 10 to 15 years or more. The pump only being in the well for about three years is usually a red flag. In the process of pulling the old pump from the well it was discovered that one of the pump electrical leads had been cut and not properly sealed, possibly causing the issues with the pump last month. The WSC has shared the findings with PGMS and is working to get the current invoice discounted. The community will be updated when there are results from the negotiations with PGMS
- The WSC received an invoice for the work done at the water plant in the amount of \$9,691.32. Prior to receiving the invoice WSC had a verbal commitment from PGMS to pay the invoice over time. When the invoice was received, we were informed that full payment would be due “net 15 days” or a surcharge of 15% (\$1,453.70) would be added. The WSC did not have the funds to pay the invoice in full within the 15-day period so other options were being considered for payment.

Financial Overview – Presented by John Greer

- Mr. Greer presented the overall costs associated with the recent emergency repair and replacement of equipment to keep our system functioning and provide emergency water service to the subscribers.
- These bills amounted to \$5,500 for electrical work by PGMS and their subcontractor, \$5,250 for 15 loads of water @ \$350 per load from Oasis Water Delivery, and an additional well-repair invoice for \$3,950 from PGMS for completion of the work.
- The additional base-rate of \$80 (\$20 more than previous) has only been in force for two billing cycles, so just over \$1,900 has been accrued as "contingency funds" for the WSC, far below current needs.
- Our Ozona Bank balance as of 9/11/24 was \$8,616; payments in process (PGMS, insurance policy, permit fee to HTGCD, and well phone line) totaling \$6,441 left us with an available balance after expenses of \$2175.

Information on switching to automated water meters – Presented by Jim Kuykendall

- Goal is to be faster, more efficient and eliminate human errors during the monthly water usage data collection and off-load the intensely laborious task of data entry for billing the residents.
- Three possibilities have investigated – Highlights of various options:
 1. PGMS (Professional General Management Services, Inc.) our current vendor. Will perform billing and collections for a set monthly fee of \$525.00. This does not include costs associated with postage & billing supplies, which are billed at 15% over costs. Copies are billed at \$0.35 each. PGMS will render monthly reports to show the status of the Systems Accounts. Their billing program is capable of rendering other reports that may be useful to your operation and decision making.

If the LSR WSC moves to automated electronic meter reading, a monthly costs savings of \$269.00 would be offered. This assumes our office would obtain the meter readings electronically or otherwise to enable us to render the monthly water bills without interaction with the field activities normally associated with meter reading.

2. RG3 Meter system. Received two quotes. One is for the Tesla AMR Drive-By system. Approx. \$18,000. The second is for our Tesla DUO AMI system. Approx 19,900. The actual meters will cost approx. \$17,000 for all 50 users.
3. Core and Main. Neptune meters and software. The most cost-efficient route for the amount of meters we have will be using the cellular endpoints to communicate the meter readings.
5/8x3/4" Cellular Meter - \$350.00 each.
Cellular Service per meter per year - \$18.00 each.
Annual Neptune Software service - \$2000 per year.

Open discussion – Various residents/board members

- General discussion regarding moving to greater usage monitor, recording and billing methods and procedures.

Adjournment - The meeting was adjourned with the proceedings moving to the LSR POA Board meeting.