

3G Annual Meeting

February 19, 2024

BOD Present: Nancy Stanford, Collins King, Jack Evans, Jay Andruk, Cody Jansa, Richard Fortner, Mark Richardson
PGMS: Timothy Young

Meeting called to order at 7:00 P.M. by Nancy Stanford.

Mark Richardson agreed to take notes.

Richard Fortner was welcomed as a new member from Greenwood Acres.

Approval of Minutes from January Meeting

A motion was made by Collins King and seconded by Jay Andruk. All approved the January meeting minutes.

Old Business

Financial Report by Collins King

- Report covered FY2023 and January 24, 2024
- Discussion around the Net Income number of \$102,951.25. It was noted that cash is approximately \$40,000 lower due to the Golden Beach line replacement.
- Nancy asked about the Customer Refund of \$70.35. Tim Young explained that the customer had overpaid previously and carried a balance. They sold their home so the balance was returned.
- Motion was made by Cody Jansa to approve the financial reports. Jay Andruk seconded the motion. All approved.

PGMS Operations Report by Timothy Young

- The repair on Lake Loop in Greenwood Acres didn't hold. PGMS returning to try again.
- The leak at Jack Evan's house in Golden Beach was reported again.
- Five total leaks were repaired last month.
- Discussions continue on the Geola line crossing around type of material and issues with TCEQ. TCEQ has denied the exception request due to an engineer has not approved the plans. We will need an engineer to approve the plans before TCEQ will reconsider. We can use double walled pipe at a greater expense to avoid TCEQ having to approve.
 - We have information, but no quote, from 4L on the added costs of using double walled pipe. See pg. 35 of the information packet.
 - Southwest Engineers will provide an estimate for reviewing and approving the engineering plans in order to get the TCEQ exception request.
 - Currently the Geola line is 2". Discussion ensued around using a 4" line encased in a 10" line and the associated cost increase.

- Getting the exception from TCEQ will likely be the more cost effective of the options.
- TCEQ approved the Emergency Preparedness Plan
- Discussion on Audit progress
 - The proposal from Ludwick, Montgomery & Stapp (LM&S) was discussed.
 - We are waiting on a proposal from Ashley Associates.
 - Mark Richardson expressed some concern over the potential appearance of a conflict of interest with LM&S since PGMS provided the contact and several other of their customers use them.
 - Nettendorfer (sp?) will not submit a bid. They are not accepting new customers.
 - Nancy Stanford expressed a desire to just move forward with them without any other bids.
 - Mark Richardson and Collins King will call or visit with LM&S to learn more about their business and process for conducting the audit prior to the next meeting.
 - If there is no further information by the March meeting then we will vote to approve the LM&S approval one way or the other.
- PGMS should have an insurance application ready to sign by the next meeting.
- The wells are in good shape. Readings from 11/16/23 and 2/9/24 were discussed.
- PGMS is supposed to be taking monthly readings in order to provide information concerning the appropriate drought stage. Tim Young wasn't aware of where (or if) the measurements are but will see to it that they happen and are reported.
- Discussion on appropriate drought stage. All decided to leave it at Stage 1.
- Parts inventory discussion:
 - An inventory report as of 2/07/24 may be found on pg. 56 of the information packet
 - Jay Andruk asked why we are not receiving quarterly inventory reports.
 - PGMS does not centrally hold parts. All parts are left with the water system and do not borrow/share between their water system customers.
 - PGMS wants to maintain a repair parts inventory that is continually tracked. Several asked why that is not already being done.
 - Tim Young is working on a list of spares that are needed. Mark Richardson asked why they are building a list now and suggested they should know what that list looks like for a system of our size after 25 years of operation.
 - Collins King asked why we are sitting on 21 spare meters given the replacement cycle that is supposed to be in effect. Many meters do not work and neighbors are essentially receiving water and only paying the minimum. The additional revenue from working meters may pay for themselves. Jay Andruk suggested that perhaps PGMS has been too busy with repairs to do replacements. Discussion followed concerning getting more PGMS staff on site to perform these tasks.
 - 52 meters have a 0 reading underscoring the need to keep the replacement cycle progressing.

- Don Rauschuber is back at work but is still dealing with personal issues that have caused the delay. The CT study should be completed soon. A more specific date was not provided.
- Jay Andruk made a motion to approve the Ops Report. Collins King seconded the motion. All approved.

3G WSC Bylaws Discussion

- The annual meeting will be at 6:00 P.M. (a change from 7:00 P.M.) on the third week of February.
- There were other small grammatical edits.
- Jay Andruk made a motion to approve the bylaws. Cody Jansa seconded the motion. All approved.

Turner Control Module Update

- The panel is complete and ready for pickup.
- PGMS will get it as soon as they can.

Well Remote Control Update

- There is no current method to turn wells on/off or communicate with them remotely. The lines are old and have been compromised.
- PGMS is investigating the potential and cost for line-of-sight radios for remote control. This technology is estimated at \$10,000 - \$12,000.

Non Functioning Valves Research and Identification

- No update and no progress

New Business

- **2025 Budget**
 - Budget is in draft form but not in meeting materials
 - Income from water sales last year was \$17,000 less than the budget
 - Expenses were lower last year than budgeted.
 - 2024 Income budget will be increased by \$25,000 to account for the rate increase.
 - 2024 Expense budget will be increased to cover rising costs with PGMS including the annual CPI increase
 - There are \$182,000 budgeted for capital improvements
 - Professional fees and insurance are increasing which will further drive a higher expense budget
 - Collins King will make changes to the draft and have it ready for a vote at the March meeting.

- **Director Elections**
 - Nancy Sanford, Cody Jansa and Jay Andruk’s terms have expired.
 - Greenwood Acres Membership Votes
 - Nancy Stanford received 12 votes
 - Cody Jansa received 11 votes
 - Richard Fortner received 11 votes to fill a vacant position
 - Golden Beach Membership Votes
 - Jay Andruk received 10 votes
 - Geola Acres
 - No voting was needed from Geola Acres. Mark Richardson and Collins King have one more year on their terms
- **Officer Elections**
 - No members stepped out to attend to any other business during this discussion and process.
 - All officers will remain the same for 2024
 - Nancy Stanford – President
 - Cody Jansa – Vice President
 - Annette Chamberlain – Secretary
 - Collins King – Treasurer
 - All the board members profusely thanked the officers for serving another term. All of you are much appreciated.
- Jack Evans made a motion to adjourn the meeting. Cody Jansa seconded the motion. All approved. The meeting was adjourned.