

## 3G Meeting December 11, 2023

BOD present: Nancy Stanford, Collins King, Jason Andruk, Jack Evans, Jeff Davidson

On Zoom: Mark Richardson

PGMS: Patric King

Members: Kim Soechting

Meeting called to order at 6 pm by Nancy Stanford

Jeff Davidson agreed to take notes for Secretary during the meeting (Until 6:50pm)

### **Approval of October Minutes**

Motion made to approve last month minutes by Jeff and seconded by Jay and approved by all.

### **Collins presented the Financial Report**

Collins asked about a 204.10 Professional fee expense. Patric reported that was on PGMS invoice for response to TCEQ EPP and Compliance. Patric reported that they did not charge us 15% when they purchased compressor on his credit card. Jay and Nancy encouraged Patric to get a Debit card from Lone Star Bank for 3G to use for purchases as needed.

Motion made to accept Financial Report & Invoices by Jack and seconded by Jay and approved by all.

### **Patrick presented Operation's report.**

Jack asked why water loss percentages were so much less than they have been. Patric reported that PGMS had improved their calculations on water loss due to leaks and durations.

### **Significant Events**

TCEQ exception report is still in progress. Was due December 1<sup>st</sup>. Patric is working with Robushar to respond.

Conversation about the catastrophic December 4<sup>th</sup> Leak on Ridgeview. The valves at the plant to cut off the water failed to work. Kim reported that none of the valves for isolating water in Greenwood Acres are working. They all need to be located and replaced. Patric concurred that we have asked for this to be done and that they have it on the improvements list. Additionally, Kim said that if all 4 wells were on, it is possible that the system would not have been drained. 2 of the wells can come on automatically, but 2 of them have to be manually turned on. She recommends upgrading this so that the wells can be triggered to come on as needed. The BOD agreed to pursue this upgrade which will likely require a wireless solution.

Kim also mentioned that the wells need to be winterized. Patric suggested that we should hire a professional to insulate them and the BOD was ok with that. For this year, however, PGMS is going to handle it ASAP.

Motion made to accept Operation's report by Jack and seconded by Collins and Approved by all.

### **Old Business**

(1-4 were Discussed during Operations/Significant Events)

1. Communication to Members: The Boil Water Notice for Dec 4<sup>th</sup> was discussed. We did ok getting in touch with residents in a timely fashion, but we need to make sure that everyone is contacted in these situations. There are members who are only able to be contacted by phone. PGMS will be sending out a request for each customer to choose how they want to be contacted along with the Bills for December.
2. Geola transmission line is still awaiting response from TCEQ. 100 days is the current turn around. 4L still has the Down Payment.
3. Turner Control Module is in production. No timeline given for installation.
4. Drought Contingency Plan: Well levels were measured Nov 16<sup>th</sup> and are in the meeting materials. They are generally better or the same as the 2014 levels. But in 2014, we were in a drought. Collins reiterated that we need to trend the well levels to determine points at which we should modify the Drought Stage. He will also remain as the point person to update the Drought Contingency plan. Kim Soechting reported that they have additional information on the well levels that was collected through 2015 when the lake levels returned to full. She will share the information with Collins via email if she can locate it.

5. Rate Subcommittee report was presented by Nancy Stanford, Collins King and Jay Andruk. The proposal is to leave the base rate at \$65 and add usage of \$4 per 1000 up to 4000 gallons. Then \$11 per 1000 gallons up to 20,000 gallons and over 20,000 gallons at \$14 per 1000 gallons used. Additional small increases were recommended for the standard fees in ( ) below:

CONNECTION FEE AND/OR SPECIAL METER READING FEE .....	\$ 50 (\$60)
Regular hours are 9:00 a.m. to 3:00 p.m., Monday-Friday.	
CONNECTION FEE (AFTER HOURS) .....	\$ 75 (\$85)
If a connection is made other than hours shown above.	
RETURNED CHECK FEE .....	\$ 25 (\$30)
METER TEST FEE .....	\$ 75 (\$90)
NEW BUILD INSTALLATION - The Corporation shall charge installation fee for service as follows:	
WATER TAP FEE .....	\$1000*
CUSTOMER SERVICE INSPECTION / CONNECTION.....	\$ 100*
ADMINISTRATIVE COSTS .....	\$ 50* (\$60)

These rates would generate an estimated \$34,000 annually in additional revenue which the BOD had targeted. Additionally, it was agreed that charging usage for all gallons used was an improvement in that the less water you use, the less you pay per gallon. Our proposed rates are much lower than our only alternative, Corix (see meeting materials for the rest of the discussion)

Kim pointed out that a change in rates is going to upset several of our members. She recommends that our customer letter include specific costs we have incurred and that we need to incur to keep the plant running properly.

A motion was made by Jay and seconded by Collins to accept the proposal from the rate subcommittee to increase rates effective with the bills generated at the end of January, with the modification of the Customer Letter to include more specifics on our proposed Capital Improvements. The motion unanimously passed. Nancy communicated that Annette and Cody had approved of the increase via text.

6. Audit for Fiscal year ending Jan 31, 2023: We discussed the audits that are in place from Reed Tinsley CPA and previous member led audits. The BOD agrees that a professional audit should be performed this year. Patric, Jay and Nancy are going to try to bring some options for auditors to the next meeting and Collins is going to call them in January 2024 to arrive at quotes for review.

**New Business**

Jay Andruk, Cody Jansa, and Nancy Stanford have terms ending at the Annual meeting in February. Jay & Cody have agreed to run for an additional 3-year term. Nancy has agreed to run for the 1 year term ending in 2025.

We need 1 more nomination from Greenwood Acres. Nancy will prepare the letters for the subdivisions and the ballots and send to the PGMS office for distribution in January.

Motion made by Jay to adjourn meeting at 7:20 and seconded by Jack, approved by all.  
Patric gave everyone Pecan Pies! And invites to the PGMS Christmas party on Dec 16<sup>th</sup> in Dripping Springs.

**Minutes Certification:**

Proposed minutes respectfully submitted,

Board Secretary/Recording Secretary \_\_\_\_\_ Date: \_\_\_\_\_

Approved by the Board of Directors on Date \_\_\_\_\_

Board Secretary \_\_\_\_\_ Date: \_\_\_\_\_