

DEBERRY WATER SUPPLY CORPORATION DIRECTORS MEETING

Date: April 14, 2026 @ 6:00 pm

Place: De Berry Fire Station

Attendees:

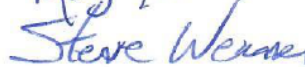
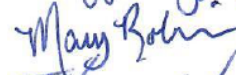
Sara Edwards – President

Matt Tillman – Vice President

Mary Robinson – Secretary/Treasurer

Steve Werner – Board Member

Bookkeeper – Morgan Irvin



The DeBerry Water Supply Corporation (Corporation) Directors Meeting was called to order by President Sara Edwards. A quorum of the directors was present.

Public Comment

None.

Consent Agenda

1. The bills were reviewed and payments approved by the board members.
2. The minutes of the March 24th board meeting were reviewed. Werner moved to approve the minutes and Edwards seconded the motion, which passed with all in favor. The approved minutes will be uploaded to the website.
3. Morgan Irvin presented the financial report for March 2026 as well as an overview of the first quarter of 2026. After reviewing, Edwards made the motion to approve the first quarter financials, Werner seconded, and the motion passed unanimously.

System and Operations Updates

4. Werner presented the Directors Report for the month of March 2026:
 - Water produced (pumped and treated) by the Corporation was 1,108,900 gallons, and water sold was 821,600 gallons, resulting in a Percent Sold figure of 74.1%. Another 9% was attributed to routine flushing operations, leaving 16.8% of the water produced being cited as lost.
5. Edwards gave an update on the water quality and presented the testing results after treating Well #3.
 - Test results from January 22, 2026 the results from today, April 14, 2026, show the initial treatment failed. Iron-related bacterial levels have significantly increased, while slime-forming bacterial levels have decreased but are still present. Kyle (Hawkins) believes the issue can be managed or slowed until new wells are drilled, despite the initial failure. He noted that bacteria are typically introduced by equipment and that treatment is a "guess" because the exact location (casing, foot valve, aquifer) is unknown, sometimes requiring a multi-stage process.
 - There was also mention of another system that had a broken check valve that aerated the well for two months before it was pulled and replaced, this system then developed the iron algae. Tillman

commented that Well #3 has been gurgling since he has been on the board, that has been almost two years. There was some discussion on if that is where the algae is originating from.

- Edwards is working to set up a call between Sean (C. Miller), the chemist from Hawkins, and board members to discuss the failed treatment and what the next steps will be.
6. Edwards is still waiting on quotes for the CR 338 project and for replacing certain lines which are part of the system improvement projects.
 - G&S has provided a quote for a 780-foot extension down Hwy 79 for \$4,000, which did not include the cost of the line itself. Edwards was unsure of the cost per foot that is charged but will find out.
 7. The Water Loss Audit, required by the Texas Water Development Board (TWDB) to be completed by May 1, has been completed and is awaiting final review and submission. This audit only needs to be completed once every 5 years.

Action / Discussion Items

8. Werner and LeGrand are on the election committee for next year's elections. They will be going over the member list, cleaning up the records and making sure everyone has Applications in prior to the 2027 election. DWSC administrative rules require that every account have a completed Application form on file, and many of the accounts are missing these forms. While it is the intention of the board that a missing Application form does not preclude a member from voting, this election cycle presents an opportunity to get the state record-keeping requirements fulfilled.
9. Edwards tried to open an account for the USDA funds to keep everything separate, as discussed in the March meeting, but the bank requested that the signers be listed out by name in this meeting. Edwards made a motion to open an additional checking account at Vera Bank to deposit the USDA funds into. Also noting Mary Robinson (Secretary/Treasurer), Matt Tillman (Vice President), Sara Edwards (President), and Morgan Irvin (Bookkeeper) as signers for that account. Werner seconded this motion, and it passed with all in favor.
10. The issue still exists of having monthly bills, such as the company cell phone, Microsoft Teams, postage, Norton and other items, being paid for with personal accounts and the corporation reimbursing the person who paid the bill. This has been an issue for an extended period, because of needing two signatures on everything. Edwards is willing to get a corporate credit card, using her social security number and in her name to help alleviate this issue. Edwards made a motion that she apply for a corporate credit card in her name, Tillman seconded and the motion which passed unanimously.

Other Business

Just before the meeting, Edwards was contacted by a representative from Congresswoman Joanne Shofner's office. A customer reported to Ms. Shofner about an overdue bill that remains unpaid, from January 2026. This bill was incurred from a leak the customer had, which Edwards informed them of. Edwards and Werner have both reached out to this customer to help resolve this issue and asked the customer to agree to pay a little extra on their bill each month until it is paid off. The representative asked if the customer had paid extra on their bill, which they did pay extra the first month, but not since. Edwards and Werner have both informed the customer of our leak adjustment policy and that to qualify for that, the corporation requires the customer to install a shut-off valve just past the meter, on the customer's side. This customer has not complied with this requirement and therefore is not eligible for the leak adjustment. Edwards let the representative know that the board would discuss this issue at this meeting tonight. After hearing and discussing the details around this circumstance, the board agreed that a letter should be sent to the customer in writing as official notice that they must start making payments each month on their overdue bill.

Adjourn

With no other business to discuss, Edwards made a motion to adjourn the meeting, Robinson seconded, and the motion carried with all in favor.