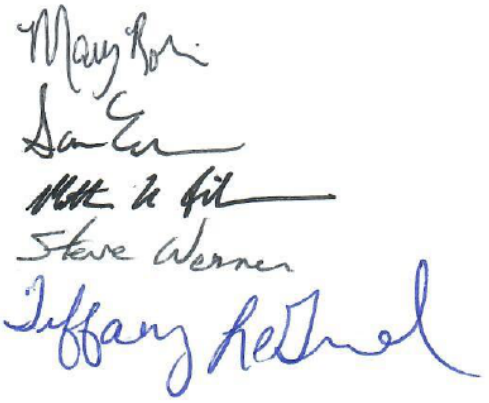
DEBERRY WATER SUPPLY CORPORATION DIRECTORS MEETING

Date: **July 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
Tiffany LeGrand – Board Member
Morgan Irvin – Bookkeeper
9 Members



1. Call To Order

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

2. Public Comment

Member, Tondra Staton stated concerns about how water usage on the monthly bills doesn't reflect the true numbers on the meters when they are read. Edwards explained that when the meters are read, the numbers are either rounded up or down to the nearest hundred gallons by the bookkeeper when inputting the readings into the billing system. This is how she was trained to do this by the prior bookkeeper. Staton's issue was that she is essentially paying for something that she has not used yet. The board understands this, so from now on, the numbers will no longer be rounded. The numbers reflected on the bill will be the actual readings recorded by the meter reader.

3. Administrative Items

a. The bills were reviewed and payments approved by the board members.
b. The minutes of the June 9th and June 15th board meetings were reviewed. Edwards moved to approve both sets of minutes and LeGrand seconded the motion, which passed unanimously. The approved minutes will be uploaded to the website.
c. Morgan Irvin presented the quarterly financial report for the second quarter of 2026. Edwards motioned to approve the financials, Robinson seconded with all in favor.

4. System and Operations Updates

d. Werner presented the Directors Report for the month of July 2026.
   - Water produced (pumped and treated) by the Corporation was 1,781,800 gallons, and water sold was 1,106,470 gallons, resulting in a percent sold figure of 62.1%. Another 9.5% was attributed to routine flushing operations and estimated leakage, leaving 28.4% of the water produced being cited as unaccounted.

e. Tillman discussed the latest update on Hawkins' well treatments.
   - No one from Hawkins has provided answers and they have not responded to emails as to why the results were so much higher than our original number for all three wells. The thought is that the chlorine wasn't as high as it should have been.

f. Repairs and Maintenance Summary
   - The Corporation's new operator, Colton Prothro was in attendance and was introduced. He is getting familiar with the system and has made a few adjustments and repairs at the pump house since starting on July 1st.
   - The operators have been working to make sense of how the lines are laid on CR338 to see how to loop the lines to eliminate dead ends in that area. They are also looking at the flush on 3150 to see what improvements can be made there.

g. Edwards updated on the USDA grant/search grant.
   - Both Ardurra and Stevens Engineering have submitted applications for us at this point. Hopefully the list of scores comes out in August. There is also $50 million that the Texas Water Development Board has thrown out there, but Kyle still thinks our scoring on our median household income is too high to qualify. In any case, Kyle is going to apply on our behalf.
   - With respect to the selected sites for new wells, one property owner has sent in their notarized documents already. The other landowner had some revisions that they are working through. The goal is to get three test wells drilled in September.
   - We will need to take out a line of credit to pay for the pre-construction, to cover the costs until the USDA pays at the end of the project.
   - It was also brought up by Colton, that when we do bring more wells online, the chlorine system will need to be upgraded, as the existing equipment at the pump house is too small for more than four wells.

Action/Discussion Items

h. Edwards noted that in the past, the corporation did not have Customer Service Inspections (CSIs) done for new construction, even though it was required in the tariff. Moving forward, CSIs will be required for all new construction/new connections. With Account #700, the customer had their home torn down and moved in a new mobile home, which according to the tariff requires a CSI. After nonstop texting, Edwards told the customer she would pay for the CSI. Edwards acknowledges that she should not have done that, but she was frustrated with all the back and forth. Going forward, when something like this is disputed, it will need to wait until the next board meeting and the board will make the final decision.

i. The corporation has received state approval to conduct a socio-economic survey. It must run in a 90-day period. The only information required is the address, combined annual household

income for all persons living in the household and the total number of people living at this address. We will need a response rate of 35%. There are several ideas of how to do this and Werner is going to look more into this and how it will be done.

j. There are several accounts that don't have any paperwork/applications on file. Werner and LeGrand are going to work on contacting these account holders and potentially get applications for them.

k. Meter access for accounts #180 and #2714
   - These two meters are behind a house which the corporation has no paperwork or application for. There was a tree on the fence that our operators walked over to get the meter readings. Recently, this tree was cleaned up and the fence was rebuilt, also a lock was put on the gate. Now our operators have no access to read/access these meters. Werner agreed to reach out to the owner/resident to make arrangements for access by the meter reader.

l. On the CSI Process, moving forward, when something is disputed, it will need to wait until the next board meeting and the board will make the final decision.

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.