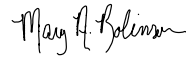


# DEBERRY WATER SUPPLY CORPORATION DIRECTORS MEETING

Date: **August 12, 2025 @ 6:00 pm**

Place: DeBerry Fire Station



## Attendees:

Sara Edwards – President

Matt Tillman – Vice-President

Mary Robinson – Board Member

Steve Werner – Board Member

5 Members

1 Non-member

The DeBerry Water Supply Corporation (Corporation) Directors Meeting was called to order by President Sara Edwards. Secretary/Treasurer Kathryn Yates was unable to attend due to a family emergency. A quorum of directors was present.

## Public Comment

Member Billy McCracken asked about the status of the small plot of land owned by DWSC in the Subdivision, and suggested that the Board consider moving forward with addressing the status (either drill or sell).

## Consent Agenda

The minutes of the July 8, 2025 board meeting were read. Tillman made the motion to approve the minutes as read. Edwards seconded the motion. The motion carried with all in favor. The approved minutes will be uploaded to the website.

The bills were reviewed by the Board members. Tillman made the motion to approve payment of the bills. Werner seconded the motion. The motion carried with all in favor.

The financials for July, 2025 were reviewed. Betty Bryant read a statement from Secretary/Treasurer Yates (in Yates' absence) citing information and requirements regarding the Audit and DWSC Financials. Copies of this statement were provided to all Board members and to Bookkeeper Irvin, and a copy is also attached to these Minutes at Annex A.

Bookkeeper Irvin covered key points of the July 2025 Financial Report. Edwards moved to approve the Financial Report. Tillman seconded the motion, and the motion carried with all in favor.

## Customer Reports

Edwards reported one meter relocation Seq. 29.5 , two meter replacements, and three-meter cancellations.

Meter installation at Well 3 is postponed (timeframe TBD), due to financial reasons. No need to spend money on meter at this moment because additional data will not improve stability of system. Will continue to discuss with operators and engineers and will install when beneficial to the water system.

Generator installation at Well 4 postponed due to water quality issues at Well 4. Decision to move forward with the generator installation is tabled for at least a couple of months.

Leaks repaired during the month: 4

The water supply line on CR 3393 is reported as a “problem line” with several leaks discovered recently. Further investigation/analysis to be conducted and a solution to be proposed.

## System Updates

The water loss report indicated a significant improvement this month, and an overall upward trend in the water accountability figures over the past three months.

For the month of July 2025:

- Water produced (pumped and treated) by the Corporation was 2,160,200 gallons, and water sold was 1,482,170 gallons, resulting in a Percent Sold figure of **68.6%**.
- Water lost or expended to required flushing, Fire Department use, and estimated loss due to known leaks totaled 107,200 gallons, yielding a total accounted figure of **73.6%**.
- Water lost/unaccounted was 570,830 gallons, or 26.4% of the total water produced.

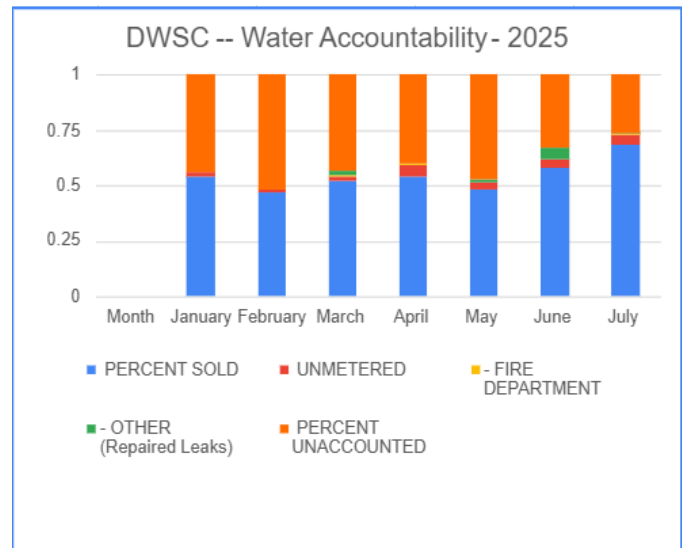


Figure 1 – DWSC Water Accountability - 2025

## Liquidation Due to Delinquency

The Board discussed the process for Liquidation of Membership for those with locked meters and whose balance due exceeds the Membership Deposit paid. The following policy, as articulated in the Tariff, is in effect for Liquidation Due to Delinquency:

*When the amount of the delinquent charges owed by a Member equals or exceeds the Membership Fee, the Membership Fee shall be liquidated and the Membership cancelled and transferred back to the Corporation. In the event the Member leaves a balance due on an account guaranteed under the terms of a Service Application and Agreement, and the delinquent Member owns more than one Membership, the Corporation may liquidate as many of the Member Guarantor's Membership Fees as necessary to satisfy the balance due the Corporation, provided proper notice has been given (See Tariff Section E, Subsection 11.a.). The Corporation shall collect any remaining account balances by initiation of legal action. Reinstatement of service shall be subject to the terms of the Activation of Service, Subsection E.1.b. of this Tariff.*

In accordance with the terms of the Tariff, the Board will send Liquidation Letters to the three delinquent accounts with owners who are deceased. The Board will carry out the due diligence to contact the next of kin.

## Mid-Year Budget Review

As Secretary/Treasurer Yates was out for a family emergency, the Mid-Year Budget Review discussion was tabled until the September Board Meeting.

## Adopt USDA Grant Agreement by Resolution

Resolution was tabled until Secretary/Treasurer Yates could be present or informed. Will be adopted at September Board Meeting

Edwards commented that the status of the State financed grants are pending an announcement by the Texas Water Development Board (TWDB), anticipated to occur on 21 Aug 2025.

## Adjourn

With the Board having no further business, Werner made the motion that the meeting be adjourned with Robinson seconding the motion. The motion passed with all directors voting in favor. Meeting was adjourned.

## Annex A – Message from Secretary/Treasurer Yates:

