

DEBERRY WATER SUPPLY CORPORATION DIRECTORS MEETING

Date: **July 8, 2025 @ 6:00 pm**

Place: DeBerry Fire Station

Attendees:

Sara Edwards - President
Matt Tillman – Vice-President
Kathryn Yates – Secretary-Treasurer
Steve Werner – Board Member
Mary Robinson– Board Member
4 Members
4 Non-members

Mary A. Robinson
Matt Tillman
Sara Edwards
Steve Werner

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

Member Donnie Tynan praised the board's accomplishments but urged that drilling a new well be the top priority due to the condition of current wells and low water supply. The board responded they are awaiting grant scoring for financing new wells before exploring other options such as USDA funding or loans.

Betty Bryant asked if proof of the Corporation's Subdivision Service Extension Policy publication per Texas Water Code 13.2502 had been received. Bookkeeper Irvin confirmed the newspaper provided copies.

Consent Agenda

The minutes of the June 10, 2025 board meeting were read. Edwards made the motion to approve the minutes as read. Werner seconded the motion. The motion carried with all in favor. The approved minutes will be uploaded to the website.

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

The financials for June, 2025 were reviewed. Secretary/treasurer Yates noted that the profit & loss statement for May and June did not have a monthly charge for insurance expenses. Approval for June Financials was postponed until corrections are made. A note was made that late fees still accounted for an additional \$400 a month in fees despite adding an additional way to pay online a few months ago.

Bookkeeper Irvin reported that she had received a preliminary copy of the audit of the Corporation's books for 2024 from the CPA firm of Goff & Herrington, P.C. The Independent Auditor's preliminary report states that "In our opinion, the financial statements referred to above present fairly in all material respects, the financial position of the Corporation as of December 31, 2024...". Secretary Yates reported that the preliminary report states that the Corporation is using an Accrual basis of accounting when the Corporation is on a Cash basis. Bookkeeper Irvin will speak with Daniel Raney on this matter.

Customer Reports

Edwards Reported 2 New Installs: Seq. 224.5 and Seq.203 ; One Reservice: Seq. 248.5 ; One addition/relocation of meter Seq 151.75 due to prior operator not properly installing meter on property per Tariff rules ; Seq. 151 will be used to monitor for any line breaks. Owner of 151.5 will be required to take his barn off of the line it is currently on. System will contact him to inform him of options to T off of current meter line or get new meter for barn.

5 Meter cancellations Accounts.

2130, 2688, 2803, 678, 679.

A new road bore was completed on CR 3150 for Seq. 203 as well as Seq 204 to connect meter to 3in line across the road. The 1.5 in line that previously supplied water to Seq 203 as well as Seq 204 was killed due to multiple leaks.

System Updates

The water loss report indicated an improvement this month. Water supplied to the Corporation was 2,351,500 gallons and the water lost was 769,530 gallons. The Water Accounted for by the Corporation was 57.7% and the Water Lost was down to 32.7%. Edwards again stated that a meter needs to be installed at Well #3. Production logs will be reviewed by Werner for potential losses between the wells and pumphouse.

There were 3 large leaks repaired during the month all which are tracked in Diamond Maps for the engineer to review. One was on 338 at night which has at least 1 leak a month. Another was on 79 due to tree roots. Third was due to poor construction on a line on 339 and a unknown dead end line was found during this repair and was capped.

Edwards reported that Well #4 had to be scoped again because the original flash drive was lost in the mail. This was done at no expense to the Corporation. Video will be sent to Russell Drilling and Wanda for review and proposal for repair.

A Certificate of Incumbency was signed by all board members, and the Corporation Seal was applied to the document. The United States Department of Agriculture (USDA) requested the document to complete requirements for the \$30,000 grant to the Corporation. Edwards will file the document with the Secretary of State. Engineer will wait for TWDB scoring and then will meet with board to discuss projects.

After multiple repairs have been made on service lines that were not of adequate material the Board agreed with Operator to move forward in replacing those lines with poly in the event there is a leak. This will decrease the cost of future repairs on these lines.

Discuss/Vote - Allow Debbie Goyne to have access to Waterworks with additional user license

For \$480 a year (\$40 month) our Waterworks system will allow an additional license to add a user. This would allow Debbie to address questions during the day and eliminate the need to refer customers to other staff members or volunteer board members. This would also delay the need to invest in more expensive Billing and CRM systems due to the increase in efficiency. Werner made motion, Tillman seconded and all were in favor. Bookkeeper Irvin will handle this implementation and train Debbie on how to use the system.

Initiate Closed Session- Discuss/Vote - Pay increase for Bookkeeper and Dispatch Position

– Subject: Discuss proposed compensation increases for the Bookkeeper and Dispatcher

Conclude closed Session and Resume Water Board Meeting

Compensation Increases

Motion was made by Edwards to increase, in accordance with the Corporation's 2024 budget of fixed costs, the compensation to Bookkeeper Irvin an amount of \$150.00 to \$1,225.00 per month and the compensation to Debbie Goyne an amount of \$100.00 to \$350.00 per month. Werner seconded the motion. The motion carried with all in favor.

Adjourn

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.