

Minutes of Monthly Board Meeting
Central Bowie County WSC
January 7, 2025

Meeting was called to order at 6:01 pm by President Harrell Hightight.

Public Discussion: The newest CBCWSC employees were present and introduced themselves to the Directors. Ricky Wilson discussed Oak Grove WSC.

Approve Minutes: A motion was made by Mr. May to approve the minutes of the December 3, 2024 regular meeting. Seconded by Mr. Gary Fannin. Motion carried. 8/0/0.

Secretary/Treasurer: Income and expenses were discussed. Motion was made by Mr. May to approve the report. The motion was seconded by Mr. Holden. Motion carried. 8/0/0.

Reports:

Field Supervisor (FS): FS discussed operations and maintenance activities. FS reported that we received some meters from our supplier, but they were all programmed incorrectly and were sent back. He discussed the possibility of CBCWSC purchasing equipment and doing our own boring under county roads vs hiring a contractor.

Office Manager (OM): Not present

General Manager (GM): GM discussed water usage, delinquent accounts, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Hayter 065006 CBCWSC TxDOT Utility Relocation: The General Manager reported that construction continues but at a slow pace.

Consider and take action on Oak Grove Water Supply Corporation: GM reported that a month-to-month contract for services as needed was executed.

Consider and take action on grant writer: No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. No action.

General Manager evaluation: No action

Consider and take action on Tariff, rates and fees. There was discussion about the extension fee, the late fee, the 5% interest on unauthorized balances, the dry tap not paid before disconnection date fee, and the after-hours reconnection fee. A motion was made by Mr. Holden to increase the after-hours re-connect fee from \$45.00 to \$100.00. The motion was seconded by Mr. Fannin. Motion carried, 8/0/0. All other fees remain the same.

Consider and take action on the line extension, CR 3103: It was generally agreed that any additional costs of any alternatives must not be borne by the Corporation. It was generally agreed that CBCWSC should discuss the matter more with the County Commissioner and/or County Judge/Commissioner's Court. In addition, GM is directed to encourage the applicant to discuss with affected landowners and the County.

Consider and take action on Performance Services: GM reported that more information was provided to attorney.

Consider and take action on account 1041, Plumlee: No action.

Consider and take action on account 1241, Knight: No action.

Consider and take action on the 2025 budget. There was discussion about tying any cost-of-living salary increases to performance evaluations. There was general agreement about amending the proposed 2025 budget for one specific position. A motion was made by Mr. Clack to adopt the 2025 budget as amended. Seconded by Westin Fannin. Motion carried. 8/0/0

Consider and take action on the City of New Boston, water line under trail. No action.

New Business

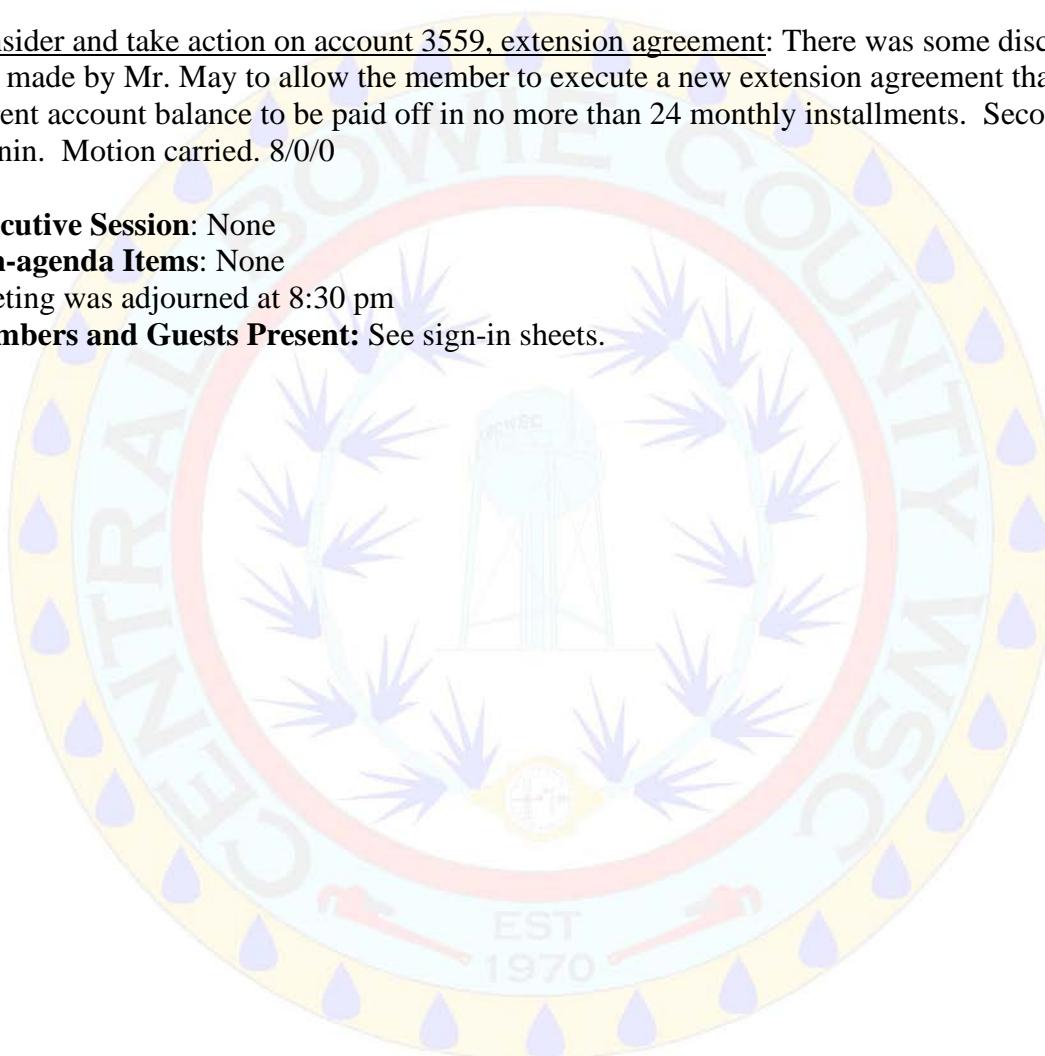
Consider and take action on account 3559, extension agreement: There was some discussion. Motion was made by Mr. May to allow the member to execute a new extension agreement that requires the current account balance to be paid off in no more than 24 monthly installments. Seconded by Mr. Gary Fannin. Motion carried. 8/0/0

Executive Session: None

Non-agenda Items: None

Meeting was adjourned at 8:30 pm

Members and Guests Present: See sign-in sheets.



Minutes of Monthly Board Meeting
Central Bowie County WSC
February 4, 2025

Meeting was called to order at 6:05 pm by President Harrell Hightight.

Public Discussion: None

Approve Minutes: A motion was made by Mr. Westin Fannin to approve the minutes of the January 6, 2025 regular meeting. Seconded by Mr. May. Motion carried. 9/0/0.

Secretary/Treasurer: Budgeted vs actual income and expenses were reviewed in the report. There was considerable concern over line items which exceeded the budgeted amount. It was noted that the design of the report makes it difficult to determine how the corporation did overall for the year. There was also dissatisfaction in the timeliness of the information. General Manager was directed to take action to address these concerns. Motion was made, seconded, and carried to approve the report. Motion carried. 9/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities. FS reported that some leaks were fixed, while others persist.

Office Manager(OM): Not present

General Manager's Discussion(GM): GM discussed water usage, delinquent accounts, personnel, water quality, and water revenues.

Old Business:

Consider and take action on Hayter 065006 CBCWSC TxDOT Utility Relocation: The General Manager reported that since Mr. Farris never signed an easement, the plans were amended to install waterline on TxDOT right-of-way. It was suggested that we disconnect Mr. Farris's meter because he did not sign an easement. Mr. McKay expressed his disappointment in the quality of some of the driveway repairs performed by the TxDOT contractor.

Consider and take action on Oak Grove Water Supply Corporation: It was noted that OGWSC held a meeting of their members. The members voted either for against a merger with CBCWSC. The majority voted in favor of a merger.

Consider and take action on grant writer: No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. The General Manager reported that a revised survey was provided and forwarded to the attorney.

General Manager Evaluation: No action.

Consider and take action on line extension, CR 3103: GM reported that the TRWA attorney advised us that we could install our water line within the public ROW, regardless of the deed description. Mr. Reid plans to meet with Mr. Bradley at the property. We are waiting on Mr. Reid to contact us about the outcome of the meeting before taking any further action.

Consider and take action on Performance Services Contract to include: execution, timeliness, performance guarantee, and dispute resolution. General Manager reported that he has had a conversation with attorney about increased operational cost due to CBCWSC employees reading meters, checking on meters, replacing meters, installing mechanical meters which will have to be replaced if we ever get any more electronic meters, and other issues. No action

Consider and take action on account 1041, Plumlee. Member believes the meter is defective and that he did not use the amount of water that the meter registered. General Manager discussed some usage details. No action.

Consider and take action on account 1241, Knight. Member believes the meter is defective and that he did not use the amount of water that the meter registered. General Manager discussed some usage details. No action.

Consider and take action on City of New Boston, water line under trail. General Manager reported that he has spoken with the City Manager and we both believe that the issue is being worked out by TXDOT and the engineers. No action

New Business

Consider and take action on variance request, not in CCN, new dead end, extension CR 4242: Motion was made, seconded and carried to approve variance conditional upon downstream landowners granting easements to be utilized at a future date to extend the line again, loop it around, and tie back into the water line on CR 4241. 9/0/0

Resolution 02042025a, Tariff: Motion was made, seconded and carried to approve resolution. 9/0/0

Account 1013, move meter: General Manager discussed history relating to account and other details. It was noted that member is paying for cost to move the meter. No action.

Resolution 02042025b, canceling annual elections; or appoint election auditor(as appropriate): Motion was made, seconded and carried to approve resolution. 9/0/0 All incumbents were seeking re-election and were unopposed.

Executive Session: None

Non-agenda Items: None

Meeting was adjourned at 8:30 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
March 4, 2025

Meeting was called to order at 6:00 pm by President Harrell Hightight.

Public Discussion: None

Approve Minutes: A motion was made by Mr. Clack to approve the minutes of the February 4, 2025 regular meeting. Seconded by Mr. May. Motion carried. 6/0/0.

Secretary/Treasurer: Budgeted vs actual income and expenses were reviewed in the report. It was generally agreed that contract labor expenses for Customer Service Investigations would be charged to Reimbursable Labor. Motion was made by Mr. Westin Fannin to approve the report. Seconded by Mr. May. Motion carried. 8/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities. The generator at Dekalb is now safely usable but requires manual intervention. Nantze Electric still intends to do further investigation with the goal of making it fully automatic. Some new leaks were discovered, some were fixed, and others persist. The Oak Grove System may require installation of additional flush points and replacement of existing flush valves. The flush valve discharge pipe at Arkadelphia Church has recently been broken multiple times or filled with rocks. Parts prices are increasing.

Office Manager(OM): OM reported that: 2 malfunctioning meters were replaced, 2 new meters were installed, 3 meters were reset, 7 accounts were liquidated, 9 accounts were converted to dry taps, 25 meters were manually read, and that there were 3012 total connections.

General Manager's Discussion(GM): GM discussed water usage and personnel. GM noted that the insurance carrier is now requiring some specific indemnity language in any contracts we have with other parties for repair, maintenance, or installation. GM discussed a proposed non-standard installation request near FM 990 and CR 4204.

Old Business:

Consider and take action on Hayter 065006 CBCWSC TxDOT Utility Relocation: There was much discussion relating to Mr. Farris's meter installation on the TxDOT ROW. No action.

Consider and take action on Oak Grove Water Supply Corporation: No action.

Consider and take action on grant writer: No action.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. The General Manager reported that progress was delayed due to Mr. Thomas's attorney being unavailable for a number of weeks.

Consider and take action on line extension, CR 3103: No action.

Executive Session: The Board recessed and then reconvened in Executive Session at 6:45 pm, with a quorum, pursuant to Sections 551.071 and 551.072 of the Texas Open Meetings Act. Reconvened in Open Session at 7:25.

Consider and take action on Performance Services Contract to include: execution, timeliness, performance guarantee, and dispute resolution. It was generally agreed to continue collecting and analyzing data for at least another month.

Consider and take action on account 1041, Plumlee. General Manager reported that a letter was sent to Mr. Plumlee informing him that he was responsible for all water registered on the meter.

Consider and take action on City of New Boston, water line under trail. No action

Executive Session: The Board recessed and then reconvened in Executive Session at 8:15 pm, with a quorum, pursuant to Sections 551.074 of the Texas Open Meetings Act. Reconvened in Open Session at 8:25.

General Manager Evaluation: A committee was formed to edit the evaluation form. Committee members appointed as follows: Westin Fannin – Chairman, Jerry May, and Brian Proctor.

New Business

Consider and take action on 2025 Budget amendments: A motion was made by Mr. May to amend Budget Item 853 Legal from \$1,000 to \$15,000 and Contingency from \$276,663.76 to \$262,663.76. Seconded by Mr. Shelton. Motion carried. 7/0/1

Consider and take action on account 2223, water leak: GM provided details surrounding the water leak. It was generally agreed that no adjustment would be made. Member may pay balance out in no more than 24 installments.

Non-agenda Items: None
Meeting was adjourned at 8:30 pm

Members and Guests Present: See sign-in sheets.

Minutes of Special Board Meeting
Central Bowie County WSC
March 20, 2025

Meeting was called to order by Harrell Hignight at 7:22 pm.

New Business:

It was noted that Annual Elections for Directors were canceled, and Directors are as follows:

Ernest Shelton, Jr
Jerry May
Brian Proctor

Election of Officers:

Harrell Hignight was elected President.
James McKay was elected Vice-President.
Gary Fannin was elected Secretary/Treasurer

Committee Appointments:

1. Budget Committee:

Gary Fannin - Chairman
Harrell Hignight
Jerry May

2. Standing Credentials Committee:

Brian Proctor
Ernest Shelton, Jr
Connie Barron – Non-Director/Employee Representative

Meeting was adjourned at 7:37 pm

Members Present:

Harrell Hignight, Gary Fannin, Jerry May, Ernest Shelton, Jr, James McKay, Brian Proctor, Phillip Holden

*Manager - Hal Harris
Office Manager – Connie Barron
Field Supervisor – Dalton Pickens*

Minutes of Annual Meeting
Central Bowie County WSC
March 20, 2025

The invocation was given by Harrell Hignight.

Meeting called to order by Presiding Director, Harrell Hignight, at 7:00 pm.

Mr. Hignight announced that a quorum was present and that the meeting could proceed.

The minutes of the March 21, 2024 annual meeting were read. A motion was made to approve minutes as read. Motion was seconded. Motion carried unanimously.

General Manager, Mr. Hal Harris, discussed the 2024 financial audit, the 2025 budget, and the importance of water conservation. Corporation net worth on 1 Jan 2025 was \$7,802,871.00, down \$48,449.00 from \$7,851,320.00 on 1 Jan 2024. Mr. Harris also discussed work status, problems, and upcoming projects.

Mr. Hignight announced that the 2025 elections were cancelled because only three completed director applications were received. Resolution 02042025 was read in the minutes. Directors elected were:

Ernest Shelton, Jr
Jerry May
Brian Proctor

Open or Public Forum: None

Door prizes were awarded.

Meeting was adjourned at 7:21 pm.

Members Present: See sign in sheets

Minutes of Monthly Board Meeting
Central Bowie County WSC
April 1, 2025

Meeting was called to order at 7:00 pm by President Harrell Hignight.

Public Discussion: None

Approve Minutes: A motion was made to approve the minutes of the March 4th regular meeting and the March 20th Special meeting. Seconded. Motion carried. 8/0/0.

Secretary/Treasurer: Budgeted vs actual income and expenses were reviewed in the report. A motion was made by Mr. Westin Fannin to approve the report. Seconded by Mr. McKay. Motion carried. 8/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities. The generator at Dekalb still requires manual intervention. Nantze Electric suggested that we contact Clifford Power and have them take a look at it. Some new leaks were discovered, some were fixed, and others persist. A metal roof was installed on the front addition to the shop building.

Office Manager(OM): OM reported that 2 malfunctioning meters were replaced, 1 new meter was installed, 1 meter was reset, 2 accounts were liquidated, 2 accounts were converted to dry taps, 33 meters were manually read, 5 antennas were replaced, and there are 3014 total connections.

General Manager's Discussion(GM): GM discussed water usage and personnel.

Old Business:

Consider and take action on Hayter 065006 CBCWSC TxDOT Utility Relocation: GM reported that the project is complete except for a few details and final inspection.

Consider and take action on Oak Grove Water Supply Corporation: No action.

Consider and take action on grant writer: GM reported he has a phone call scheduled for April 4th.

Consider and take action on Cause No 23C0728-202, 202nd Judicial District, Bowie County, Texas, 183 CR 4309 Revocable Land Trust, Advisory Engineering & Analytics, LLC, Trustee, Henry A. Thomas, Sole member; & Henry A. Thomas VS Central Bowie County Water Supply Corporation, Hal Harris in his official capacity as General Manager of the Central Bowie County Water supply Corporation, Gary Fannin, Fannin Farms, Inc., & Gary Fannin Farm, LLC. The General Manager reported that the settlement papers have been signed and filed with the court. We are waiting on the judge to sign.

General Manager Evaluation: No action.

Consider and take action on Performance Services Contract to include: execution, timeliness, performance guarantee, and dispute resolution. A motion was made, seconded, and carried to spend no more than the \$15,000 budgeted in the pursuit of any legal action.

Consider and take action on account 1041, Plumlee. Mr. Plumlee did sign a deferred payment agreement; however, the amount he agreed to pay was not sufficient. He was notified.

New Business

Consider and take action on Resolution 04012025, amending 2025 budget: Motion was made by Mr. McKay to adopt resolution. Seconded by Mr. Westin Fannin. Motion carried. 8/0/0

Consider and take action on account 3512 , water leak: GM reported details of a meter installation in August of 2023 which had a leak on the member's side of the meter in March of 2025. A motion was made by Mr. Westin Fannin to reimburse member for expenses of the plumber. Seconded by Mr. Proctor. There was much discussion. Motion failed. 4/4/0

Consider and take action on Bulk Water Sales: GM discussed bulk water sales and indicated that there is a contractor associated with the TXDOT Hwy 82 project that has expressed interest in purchasing bulk water. A motion was made by Mr. Westin Fannin to develop Bulk Water Sales procedures which include a \$1,500 non-refundable fee for installation and equipment rental, a \$1,500 refundable deposit for water, and \$10.00 per thousand gallons rate for water usage, and the General Manager is authorized to negotiate the \$10.00 fee down to \$8.00 if required. Seconded by Mr. Shelton. Motion carried. 8/0/0

Regional Water issues update: Tabled to the May 6, 2025 meeting.

Consider and take action on Resolution 04012025b, bank signatories: A motion was made by Mr. Mckay to adopt resolution. Seconded by Mr. Gary Fannin. Motion carried. 8/0/0

Non-agenda Items: None

Meeting was adjourned at 8:30 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
May 6, 2025

Meeting was called to order at 7:01 pm by President Harrell Hignight.

Public Discussion: Greg Hawkins discussed a water leak associated with account 2628. The storms in early March resulted in a tree uprooting on March 4th breaking the customer's connection at the meter. It was not discovered until the morning of March 6th. Wants consideration for leak discount since it was an act of nature. Carolyn Andrews discussed her water bill fluctuating: Feb \$76.45, Mar \$40.00, Apr \$201.10, May \$40.00. She doesn't understand why and believes something is wrong and wants some credit on the account.

Approve Minutes: A motion was made by Mr. Gary Fannin to approve the minutes of the April 1, 2025 regular meeting. Seconded by Mr. Clack. Motion carried. 8/0/0.

Secretary/Treasurer: Budgeted vs actual income and expenses were reviewed in the report. Motion was made by Mr. Gary Fannin to approve the report. Seconded by Mr. Shelton. Motion carried. 8/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities. The generator at Dekalb still needs further investigation to make it fully automatic. Some new leaks were discovered, some were fixed, and others persist. The valve at Henry Thomas has been turned on and buried. The RPZ at Dekalb pump station is malfunctioning at times.

Office Manager(OM): OM reported that there were 8 malfunctioning meters replaced, 2 meters with cracked displays were replaced, 9 damaged antennas were replaced, 15 non-reporting antenna were replaced, 4 new meters were installed, 0 meters were reset, 3 accounts were liquidated, 2 accounts were converted to dry taps, 28 meters were manually read, and that there were 3028 total connections.

General Manager's Discussion(GM): GM discussed water bought, water sold, water flushed, and water loss. For the first quarter of 2025 the overall water loss appears to be 22.15%. The Dekalb pressure plane has the greatest loss.

Old Business:

Consider and take action on Hayter 065006 CBCWSC TxDOT Utility Relocation: No action

Consider and take action on Oak Grove Water Supply Corporation: No action.

Consider and take action on grant writer: Some materials provided by a grant writer were discussed.

The Personal Guarantee section was deemed unacceptable. GM will look into it.

Consider and take action on General Manager Evaluation: No action:

Consider and take action on Performance Services Contract to include: execution, timeliness, performance guarantee, and dispute resolution. It was generally agreed to accept the substantial completion date of January 2023, and make final payment as well, with the following conditions/statements:

1. PSI will ask MM to extend the warranty and get in writing as suggested.
2. Reduce final payment for continued pain, suffering, and increased operational costs.
3. The Directors agree that the project has increased revenues but not in the amount as promised nor in an amount sufficient to cover loan payments.
4. PSI will provide a date(or window) for the next scheduled measurement and verification testing

Regional Water Issues: Mr. Fred Melton(Region D Planning Group Member) and Mr. Kyle Dooley(Riverbend Water Resources District) provided updates on regional water resources, plans, and activities. Working through permits and other issues with the Corps of Engineers has resulted in some delays. Some changes in funds dispersal methods by the TWDB have also affected the timeline. The original estimated cost of the project has ballooned from \$200 million to \$498 million. The Riverbend fee for bond repayment is forecast to climb from the current \$2.40/1000 gallons to a peak of \$6.50/1000 gallons as the project proceeds. No action.

New Business

Consider and take action on Resolution 05062025, amending 2025 Budget: Motion was made by Mr. May to adopt Resolution. Seconded by Mr. Gary Fannin. Motion carried. 8/0/0

Consider and take action on accounts 2628 and XXXX, water leaks: Motion was made by Mr. Proctor to provide a leak discount to account #2628. Motion failed due to lack of second. No discount will be given. Motion was made by Mr. Holden to investigate account #2936 further and watch the usage over the next 3 months and see what happens. Seconded by Mr. Gary Fannin. Motion carried. 8/0/0

Consider and take action on account 3587, canceled water service request: GM and OM provided details. It was generally agreed that the cost of labor and actual materials installed that are not recoverable will not be refunded. The cost of meter, antenna, and CSI will be refunded. The deferred EBI Fee will not be due.

Consider and take action on request for service, CR 4230: Mr. Gary Fannin made a motion for the project to be completed by CBCWSC employees and equipment. The pipe installation cost will be \$3.00 per foot. The total cost will be \$18,000.00, with \$9,000.00 due up front, \$7,000 due after the meter is activated, and \$2,000.00 can be paid out monthly in no more than 24 installments. Seconded by Mr. May. Motion carried.

Consider and take action on account 149 and “2 on 1” in general: It was generally agreed that account #149 has a two residences connected to a single meter and that it does not qualify for the exception as per Tariff. No variance will be granted. A second meter is required along with necessary easements. Other possible 2 on 1 scenarios were discussed as well. It was generally agreed that the second structure associated with account #1375 will not be considered a residence. Account #1676 requires further investigation. If structures are connected as suspected, a second meter and RPZ will be required together with conversion of #1676 to a “2 on 1”.

Non-agenda Items: None

Meeting was adjourned at 9:22 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
June 3, 2025

Meeting was called to order at 7:02 pm by President Harrell Hignight.

Public Discussion: None.

Approve Minutes: A motion was made by Mr. McKay to approve the minutes of the May 6, 2025 regular meeting. Seconded by Mr. Clack. Motion carried. 7/0/0.

Secretary/Treasurer: Budgeted vs actual income and expenses were reviewed in the report. Motion was made by Mr. Clack to approve the report. Seconded by Mr. Proctor. Motion carried. 7/0/0

Reports:

Field Supervisor (FS): FS discussed operations and maintenance activities. Some new leaks were discovered, some were fixed, and others persist. The RPZ at Dekalb pump station is no longer leaking but needs more repairs. The sagging line on CR 4001 began leaking, so it was valved off until drier weather when it will be repaired. A former employee has accepted an offer to fill our vacant position.

Office Manager (OM): OM reported that 9 malfunctioning meters replaced, 3 broken meters were replaced, 10 damaged antennas were replaced, 14 non-reporting antennas were replaced, 3 new meters were installed, 0 meters were reset, 3 accounts were liquidated, there are 100 dry taps, 30 meters were manually read, and that there were 3012 total connections.

General Manager's Discussion (GM): GM discussed water bought, water sold, water flushed, and water loss. For the first quarter of 2025 the overall water loss appears to be 22.15%. The Dekalb pressure plane has the greatest loss.

Old Business:

Consider and take action on Hayter 065006 CBCWSC TxDOT Utility Relocation: No action

Consider and take action on Oak Grove Water Supply Corporation: No action.

Consider and take action on grant writer: No action.

Consider and take action on General Manager Evaluation: No action:

Consider and take action on Performance Services Contract to include execution, timeliness, performance guarantee, and dispute resolution. Discussions with PSI have occurred. We are waiting for a response

Consider and take action on a request for service on CR 4230: It was generally agreed that the project will be extended from the south. If easement trouble is encountered, the line may be installed in the public right-of-way on the west side of the road.

New Business

Consider and take action on Resolution 06032025a, adopting the revised Drought Contingency Plan: Motion was made by Mr. McKay to adopt the resolution. Seconded by Mr. Gary Fannin. Motion carried. 7/0/0

Consider and take action on the purchase of new vehicles: Mr. Pickens discussed the conditions of current vehicles and suggested purchasing some new ones. Motion was made by Mr. Proctor to purchase a new truck such as a 4WD Ranger or Colorado and budget \$36.000.00 towards said purchase. Seconded by Mr. Gary Fannin. Motion carried. 7/0/0

Consider and take action on Resolution 06032025b, amending 2025 Budget: A motion was made, seconded, and carried to adopt the resolution. 7/0/0

Consider and take action on FM990/Hwy 67 subdivision: It was generally agreed that Developer must adhere strictly to the requirements, procedures, and fiscal responsibilities as outlined in the Corporation's Subdivision Policy and Tariff.

Non-agenda Items: None

Meeting was adjourned at 8:20 pm

Members and Guests Present: See sign-in sheets.



Minutes of Monthly Board Meeting
Central Bowie County WSC
July 1, 2025

Meeting was called to order at 7:00 pm by President Harrell Hignight.

Public Discussion: Carol Andrews was present and requested an update on her anomalous, high water bill as was discussed at the May 6, 2025 meeting. General Manager pointed out that relevant account data and equipment had been examined and that the matter will be discussed as an agenda item later in the meeting.

Approve Minutes: A motion was made by Mr. Gary Fannin to approve the minutes of the June 6, 2025 regular meeting. Seconded by Mr. Clack. Motion carried. 7/0/0.

Secretary/Treasurer: Budgeted vs actual income and expenses were reviewed in the report. Investment accounts were discussed. It was noted that a CD at State Bank was coming due. Motion was made by Mr. Gary Fannin to approve the report. Seconded by Mr. Proctor. Motion carried. 7/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities. Some new leaks were discovered, some were fixed, and others persist. The CR 3103 line extension is complete. We hired an entry level, part time Utility Maintenance Technician for the summer. The need for a small, tractor operated shredder was discussed. FS will shop around for quotes.

Office Manager(OM): OM reported that 10 defective meters replaced, 4 damaged meters were replaced, 10 defective antennas were replaced, 13 damaged antennas were replaced, 8 new meters were installed, 0 meters were reset, 3 accounts were liquidated, there are 102 dry taps, 30 meters were manually read, and that there were 3017 total connections.

General Manager's Discussion(GM): GM discussed customer complaints, water bought, water sold, water flushed, and water loss.

Old Business:

Consider and take action on Hayter 065006 CBCWSC TxDOT Utility Relocation: No action

Consider and take action on Oak Grove Water Supply Corporation: Concern was expressed with the lack of progress relating to any merger. It was noted that CBCWSC agreed to operate the OGWSC on an interim basis until the merger process could be completed. If there is no progress being made, some changes will have to be made to our contract for operations. No action

Consider and take action on grant writer: General Manager reported that he had spoken with Richard Townsend of Resource Management and Consulting, Paris, Texas. They work mostly with Community Development Block Grants. Bowie County must sponsor CBCWSC in order to obtain funds. It was generally agreed to pursue a sponsorship with Bowie County.

Consider and take action on General Manager Evaluation: No action

Consider and take action on Performance Services Contract to include: execution, timeliness, performance guarantee, and dispute resolution: No action

Consider and take action on line extension CR 4230: Field Supervisor noted that longer extensions such as this one should be contracted out. No action

Consider and take action on purchase of new vehicles: Installing GPS and a radio in the new Chevy Colorado was discussed. It was generally agreed to install GPS but not a radio.

Consider and take action on subdivision, FM 990/Hwy 67: General Manager noted that the developer has entered into an agreement with Hayter Engineering and evaluation is underway.

Consider and take action on account 2396: General Manager discussed the equipment and water usage relating to this meter/account between January 15th and March 24th. Equipment issues(antenna unplugged, antenna re-activated, antenna replaced twice, meter replaced) occurred which prevented us from consistently monitoring the usage. After replacement, the meter tested within AWWA standards in the shop. Mr. Holden made a motion to split the cost of water usage above the average that occurred during the period and credit the account \$80.00. Seconded by Mr. May. Motion carried. 7/0/0

Consider and take action on line extension, CR 3103: As discussed by Field Supervisor, line extension is complete, line is in service, and water meter is installed.

New Business

Consider and take action on surplus equipment sales: The old Dixie Chopper mower was discussed. It was generally agreed to keep it for now.

Consider and take action on Resolution 07012025, amending the 2025 budget: Some changes that need to be made were discussed, however, no resolution is ready.

Consider and take action on financial accounts: This matter was discussed during the Secretary/Treasurer's report. No action.

Consider and take action on account 834: General Manager discussed equipment damaged on member's property and some correspondence with member. It was generally agreed that damaged corporation equipment requiring replacement does not have to be surrendered to the member.

Non-agenda Items: None

Meeting was adjourned at 8:35 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
August 5, 2025

Meeting was called to order at 7:00 pm by President Harrell Hightight.

Public Discussion: Paula Coggins discussed account #729. The house is unoccupied and yet they have been getting really big water bills. They had the meter tested in December. The tested meter registered water within AWWA specifications. Any leaks that were found have been fixed. She requested that the matter be further investigated to determine why the water bills are so high.

Approve Minutes: A motion was made by Mr. Gary Fannin to approve the minutes of the July 1, 2025 regular meeting. Seconded by Mr. Weston Fannin. Motion carried. 7/0/0.

Secretary/Treasurer: Budgeted vs actual income and expenses were reviewed in the report. Motion was made by Mr. Gary Fannin to approve the report. Seconded by Mr. Holden. Motion carried. 7/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities. Some new leaks were discovered, some were fixed, and others persist. The Dekalb ground storage tank overflow was discussed. The transducer has been replaced, however, the float valve which also malfunctioned needs to be addressed.

Office Manager(OM): OM discussed customer complaints and reported that 16 defective meters were replaced, 4 defective meters have been identified but not replaced due to meter shortage, 1 damaged meter was replaced, 5 defective antennas were replaced, 5 defective antennas have been identified but not replaced due to antenna shortage, no damaged antennas were replaced, but 5 damaged antennas have been identified but not replaced due to antenna shortage, 1 new meter was installed, 4 meters were reset, no accounts were liquidated, there are 101 dry taps, 40 meters were manually read, and that there were 3022 total connections.

General Manager's Discussion(GM): GM discussed upcoming meetings and water bought, water sold, water flushed, and water loss.

Old Business:

Consider and take action on Oak Grove Water Supply Corporation: Field Supervisor discussed current challenges operating the system. Mr. Holden noted that there are indications that a merger will not happen any time soon, if at all. Mr. Hightight made a motion to terminate the intermine operations contract and provide 30 days notice. Seconded by Mr. Weston Fannin.

Consider and take action on Performance Services Contract to include: execution, timeliness, performance guarantee, and dispute resolution: No action

New Business

Consider and take action on Resolution 08052025, amending the 2025 budget: A motion was made by Mr. May to adopt resolution. Seconded by Mr. Gary Fannin. Motion carried. 7/0/0.

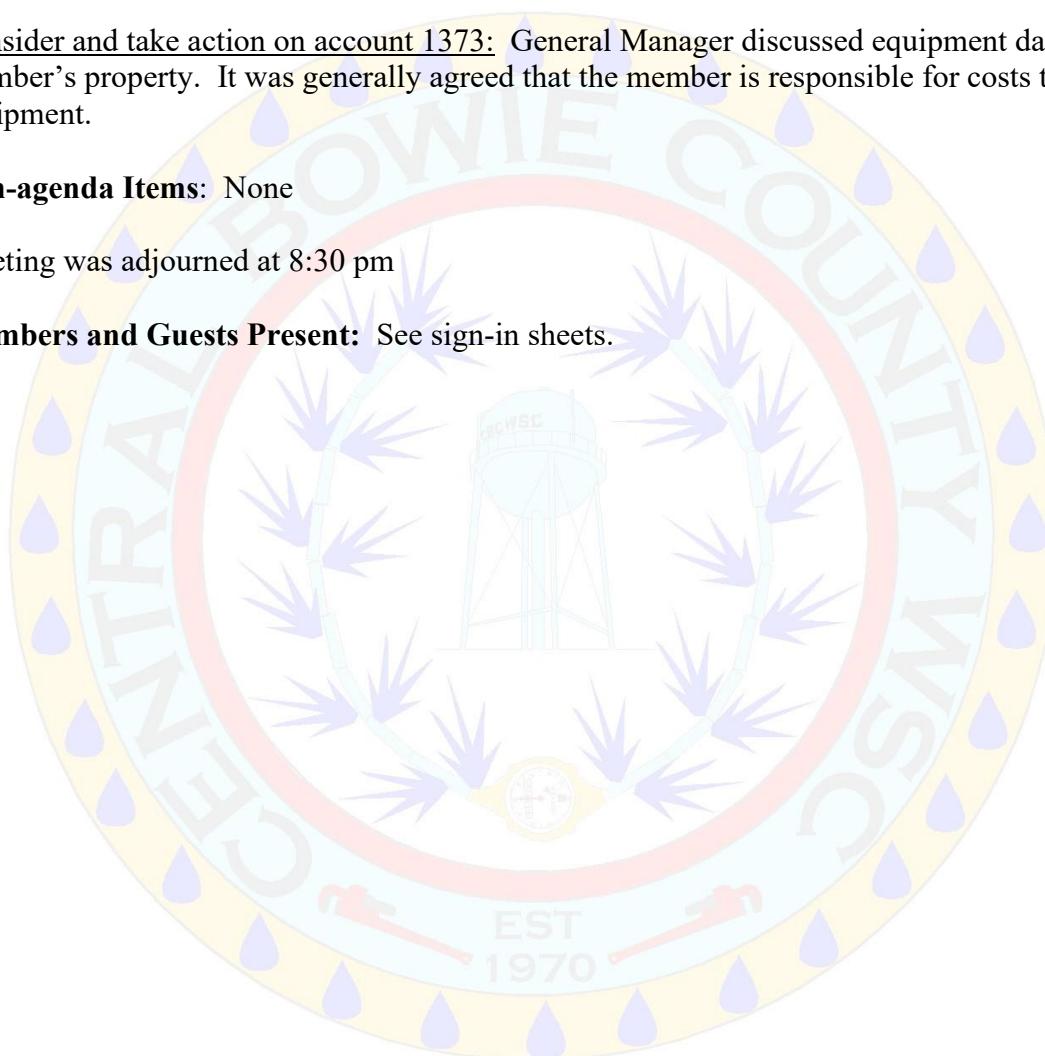
Consider and take action on account 3493: General Manager discussed the sequence of events leading up to disconnection. Member was paying out the equity buy-in fee, but does not want to pay the entire balance due to restore service. It was generally agreed that procedures will be in accordance with the Tariff and that all charges due must be paid in order to restore service.

Consider and take action on account 1373: General Manager discussed equipment damaged on member's property. It was generally agreed that the member is responsible for costs to replace damaged equipment.

Non-agenda Items: None

Meeting was adjourned at 8:30 pm

Members and Guests Present: See sign-in sheets.



Minutes of Monthly Board Meeting
Central Bowie County WSC
September 2, 2025

Meeting was called to order at 7:05 pm by President Harrell Hignight.

Public Discussion: None

Approve Minutes: A motion was made by Mr. Gary Fannin to approve the minutes of the August 5, 2025 regular meeting. Seconded by Mr. Holden. Motion carried. 5/0/0.

Secretary/Treasurer: Budgeted vs actual income and expenses were reviewed in the report. Investment accounts were discussed. It was noted that a mature CD at Edward Jones was renewing at 4.1%. It was agreed to leave it at EJ. Motion was made by Mr. Gary Fannin to approve the report. Seconded by Mr. Shelton. Motion carried. 5/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities. The RPZ at Dekalb pump station was repaired and tested. The 2016 1 Ton has been running rough and coolant was discovered in the oil. FS will get a quote to have it diagnosed and repaired. Our locator has not been functioning properly. FS will make inquiries about diagnosis and repair cost.

Office Manager(OM): OM discussed customer complaints and reported that 32 defective meters replaced, no damaged meters were replaced, 27 defective antennas were replaced, 13 damaged antennas were replaced, 5 new meters were installed, 2 meters were reset, no accounts were liquidated, there are 100 dry taps, 19 meters were manually read, and that there were 3029 total connections.

General Manager's Discussion(GM): GM discussed upcoming meetings, water bought, water sold, water flushed, and water loss.

Old Business:

Consider and take action on Oak Grove Water Supply Corporation: GM reported that the contract for water operations was terminated, and our services stopped on Friday August 15th at 4:00 pm.

Consider and take action on Performance Services Contract to include: execution, timeliness, performance guarantee, and dispute resolution: Master Meter has agreed to adjust the start date of the warranty period to January 1, 2024. PSI stated: "Since January 2023, CBCWSC has been realizing the financial benefits of the system. Accordingly, no further compensation will be provided, though PSI remains fully committed to supporting your ongoing success with the project". A motion was made by Mr. Hignight to make final payment and close out the installation portion of the project. Seconded by Mr. Holden. Motion carried. 5/0/0

New Business

Consider and take action on Resolution 09022025, amending 2025 budget: Some budget items were discussed which may need adjustment. More information is required before making any changes. No action.

Consider and take action on appointment of Vice-President: A motion was made, seconded, and carried to elect Jerry May as Vice-President. 5/0/0

Consider and take action on account 729, large water bills, defective meter: As was discussed at the August 5, 2025 meeting, despite efforts by the member to locate and fix leaks, the member's water bills have continued to be extraordinarily high. CBCWSC employees investigated and discovered that the replacement meter(which was installed to have the original meter tested at the request of the member) was programmed incorrectly. The meter was replaced, which solved the problem. Member's account was adjusted to correct the overbilling. Member also requests that re-imbursement for plumber's bill to pressure test the plumbing and the cost to test the original meter. There was much discussion. Motion was made, seconded and carried to reimburse the member for the plumber's bill of \$500.00. 5/0/0

Consider and take action on account 1592, damaged equipment: Member damaged antenna with lawn mower. Member states that he would not have damaged antenna if one corner of the meter box was not 2-3 inches above grade. Motion was made by Mr. Proctor to waive the charges for damage and have employees reset the box, level, and at or below grade. Seconded by Mr. Holden. Motion carried. 4/1/0

Consider and take action on account 2840, damage to customer line: Member's plastic PVC female fitting which was screwed onto the Corporation's brass check valve developed a leak shortly after CBCWSC employees replaced the meter. Member repaired connection but requests credit for any water which leaked because member believes CBCWSC is responsible for the damage to their line. There was some discussion. It was generally agreed that the event was more likely due to poor plumbing practices by member rather than actions by employee when replacing the meter, and that no adjustment would be made.

Consider and take action on account 662, damaged equipment: Member cut the cable from the meter while clearing roots in meter box in order to access his line and make repairs. It was generally agreed that the member is responsible for the costs of all damages..

Consider and take action on 2026 Budget: No action

Consider and take action on rate increase: Rate increases by Riverbend Water Resources and TWU were discussed. GM showed that CBCWSC must adjust its rates somewhat in order to continue to meet the Corporation's financial responsibilities.

Consider and take action on TWU water purchase contract amendment: Motion was made by Mr. Gary Fannin to adopt amendment. Seconded by Mr. Holden. Motion carried. 5/0/0

Executive Session: None

Non-agenda Items: None

Meeting was adjourned at 8:35 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
October 7, 2025

Meeting was called to order at 7:00 pm by President Harrell Hignight.

Public Discussion: None

Approve Minutes: A motion was made by Mr. Gary Fannin to approve the minutes of the September 2, 2025 regular meeting. Seconded by Mr. Proctor. Motion carried. 6/0/0.

Secretary/Treasurer: Budgeted vs actual income and expenses were reviewed in the report. Investment accounts were discussed. Motion was made by Mr. Westin Fannin to withhold approval pending more information. Seconded by Mr. Proctor. Motion carried. 4/0/2

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities. The isolated section of pipeline along CR 1105 was repaired and placed in service. The 2016 1 Ton was delivered to Mr. Shaw for diagnosis. Mr. Shaw has examined the vehicle and driven it. He has not yet identified any problem. The factory representative visited us and examined the locator and declared it fully functional. A small leak was reported on FM 1840. The leak appears to have been present for a couple of years and probably leaked over a million gallons this year. It was repaired. Employees spent three days accurately locating the waterline along Hwy 98 so that a contractor would not hit it. FS suggested that we consider buying a vacuum excavator. He found a used one for \$30,000 and a new one for \$70,000.

Office Manager(OM): OM discussed customer complaints and reported that 22 defective meters replaced, 2 damaged meters were replaced, 4 defective antennas were replaced, 8 damaged antennas were replaced, 6 new meters were installed, no meters were reset, 3 accounts were liquidated, there are 98 dry taps, 8 meters were manually read, and that there were 3032 total connections.

General Manager's Discussion(GM): GM discussed upcoming meetings, water bought, water sold, water flushed, and water loss.

Old Business:

Consider and take action on Resolution 09022025, amending 2025 budget: Some budget items were discussed which may need adjustment. More information is required before making any changes. No action.

Consider and take action on rate increase: Rate increases by Riverbend Water Resources and TWU were discussed.

GM showed that CBCWSC must adjust its rates somewhat in order to continue to meet the Corporation's financial responsibilities. An option to avoid increasing the minimum was discussed.

Consider and take action on 2026 Budget: No action

New Business

Consider and take action on Resolution 10072025a, Water Distribution and Supply Contract: The amendment clarifies the ownership of facilities between CBCWSC, RWRD, and TWU. A motion was made by Mr. Hignight to adopt the Resolution. Seconded by Mr. Gary Fannin. Motion carried. 6/0/0

Consider and take action on Tariff, membership transfers: The current rules and conditions were discussed. No action was required or taken.

Executive Session: None

Non-agenda Items: GM and OM discussed some options regarding health insurance and Medicare for employees who turn 65. Mr. Shelton noted that Mr. Al LeConey indicated that he would be willing to serve as a Director.

Meeting was adjourned at 8:10 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
November 4, 2025

Meeting was called to order at 6:02 pm by President Harrell Hightight.

Public Discussion: None

Approve Minutes: A motion was made by Mr. Gary Fannin to approve the minutes of the October 7, 2025 regular meeting. Seconded by Mr. Holden. Motion carried. 6/0/0.

Secretary/Treasurer: Budgeted vs actual income and expenses were reviewed in the report. It was generally agreed to move \$500.00 from budget item miscellaneous to budget item contract labor. Motion was made by Mr. Brian Proctor to approve report. Seconded by Mr. Gary Fannin. Motion carried. 6/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities. The 2016 1 Ton is still with Mr. Shaw for diagnosis. The generator passed a load test and the technician noted that a new control wire needs to be installed between generator and transfer switch and that the block heater needs to be replaced. The Dekalb float valve was examined. It appears to be functional, but needs an adjustment.

Office Manager(OM): OM discussed customer complaints and reported that 19 defective meters were replaced, no damaged meters were replaced, 18 defective antennas were replaced, 5 damaged antennas were replaced, 3 new meters were installed, no meters were reset, 4 accounts were liquidated, there are 100 dry taps, 30 meters were manually read, and that there were 3,031 total connections.

General Manager's Discussion(GM): GM discussed upcoming meetings, water bought, water sold, water flushed, and water loss.

Old Business:

Consider and take action on Resolution 11042025, amending 2025 budget: A motion was made by Mr. Hightight to adopt resolution. Seconded by Mr. Proctor. Motion carried. 7/0/0

Consider and take action on Rate Increase: Several options were presented by the GM. There was much discussion. A motion was made to leave minimum charge and dry tap fee as is and to increase gallonage charges by \$2.77 per thousand gallons. Motion was seconded. Motion carried. 6/0/1 Westin Fannin abstained.

Consider and take action on 2026 Budget: No action

New Business

Consider and take action on account #1123, damaged equipment: We stopped receiving telemetry from the unit and an employee was sent to investigate. The antenna was found to be damaged. It was generally agreed that the member is responsible for the costs of all damages. No action.

Consider and take action on account #3431, damaged equipment: Member damaged antenna. Member states that it would not have been damaged if the meter had been installed where the member initially asked. It was generally agreed that the practice of installing meters on top of the water line to serve as a water line marker is sound and will continue. Member is responsible for damages. If member requests that the meter be moved and agrees to pay the associated costs, CBCWSC will move the meter. The meter must still be located on top of the water line, either to south, or north of current location.

Consider and take action on members affected by the government shut down: There was some discussion. It was generally agreed to take no action at this time. Normal procedures and policies remain in effect. The matter will be reconsidered at the next meeting.

Consider and take action on account #1914, invalid transfer: Member sub-divided the property. The meter is no longer installed on the property to which service is provided. The meter is now connected to a residence on one property and a barn on the adjacent property. There was much discussion. It was generally agreed that the new owner must get their own meter.

Consider and take action on health insurance: It was generally agreed that if eligible employees desire to forgo company provided healthcare in favor of Medicare and all selected supplements, and the cost of Medicare and supplements is less than the cost of the company provided healthcare, CBCWSC will consider re-imbursement to the employee in an amount equal to all of the employee costs for Medicare and selected supplements.

Consider and take action on appointing Directors to fill vacant positions: Motion was made by Mr. May to appoint Al LeConey to the position vacated by Mr. McKay. Seconded by Mr. Gary Fannin. Motion carried. 7/0/0

Executive Session: None

Non-agenda Items: None

Meeting was adjourned at 7:20 pm

Members and Guests Present: See sign-in sheets.

Minutes of Monthly Board Meeting
Central Bowie County WSC
December 2, 2025

Meeting was called to order at 6:04 pm by President Harrell Hightight.

Public Discussion: None

Approve Minutes: A motion was made by Mr. Holden to approve the minutes of the November 4, 2025 regular meeting. Seconded by Mr. Gary Fannin. Motion carried. 7/0/0.

Secretary/Treasurer: Budgeted vs actual income and expenses were reviewed in the report. General Manager noted that there is an extra payment in Budget Item 874 Tank Maintenance because of a carry-over payment from 2024. Motion was made by Mr. Holden to approve report. Seconded by Mr. Gary Fannin. Motion carried. 7/0/0

Reports:

Field Supervisor(FS): FS discussed operations and maintenance activities, leaks, and fiber installers. He noted that the fiber installers assisted a leak repair by providing vacuum excavator support which greatly reduced repair and clean up time. The Dekalb Float Valve was adjusted and appears to be functioning properly.

Office Manager(OM): OM discussed customer complaints and reported that 11 defective meters were replaced, no damaged meters were replaced, 15 defective antennas were replaced, 6 damaged antennas were replaced, 10 new meters were installed, 0 meters were reset, 0 accounts were liquidated, there are 100 dry taps, 30 meters were manually read, and that there were 3,041 total connections.

General Manager's Discussion(GM): GM discussed upcoming meetings, water bought, water sold, water flushed, and water loss.

Old Business:

Consider and take action on 2026 Budget: Motion was made by Mr. Gary Fannin to approve 2026 budget. Seconded by Mr. Holden. Motion carried. 7/0/0

Consider and take action on members affected by the government shut down: OM reported that no members have missed or deferred payments as a direct result of the shut down. No action

Consider and take action on health insurance: No update. No action.

Consider and take action on appointing Directors to fill vacant positions: There were no nominations. No action.

New Business

Consider and take action on Annual Election Procedures: Mr. May made a motion to approve the Annual Election Procedures. Seconded by Mr. Gary Fannin. Motion carried. 7/0/0

Consider and take action on Resolution 12022025, amending 2025 budget: Mr. Gary Fannin made a motion to adopt the resolution. Seconded by Mr. Proctor. Motion carried 7/0/0

Executive Session: None

Non-agenda Items: None

Meeting was adjourned at 7:12 pm

Members and Guests Present: See sign-in sheets.