

## HHWSC Board Meeting August 28, 2025

Meeting held via Zoom with the following board members attending: Mike Thering, Kate Evans, Marilyn Boyer, Gretchen Heber

Absent: Shawn Young

Also attending: Jessie with Liberty Hill Bookkeeping

Unable to attend: Curtis Jefferys SUS owner, Samantha Jeffrys SUS Admin

Meeting called to order at 6:32

The board approved the the agenda for today's meeting and the minutes from the July 24, 2025 meeting.

Mike had to leave the meeting early so we started with the business report:

Mike reported on his conversation with customer Kathy Strand who sold her 15 acres to Chris Levy. Mike clarified with Strand that the new owner does have "water rights" as that property is in our CCN, however, he would have to comply with the non standard meter assessment as defined by the tariff if he wants to develop the property. There may be some things we can do that would be mutually beneficial and Mike plans on having a meeting with Levy. He would like Curtis w SUS and other board members to be part of that meeting.

Mike also reported that we received approval from TWDB to release the money from escrow. He is still trying to get approval to use the remaining funds for some misc improvements such as gravel or hopefully an emergency generator. If we can't get approval, we will return the money to TWDB.

Brief discussion regarding Mike's conversation with the attorney from TRWA. TRWA says we can only increase the commercial rate if they have a bigger meter. The water rates would stay the same, but the base rate could increase for a bigger meter.

No additional communication from the 3 developers of HWY 71.

Mike left the meeting early.

Treasurer report:

Jessie with Liberty Hill Bookkeeping sent out the Profit and Loss for January to July 2025. Net income was \$14,120.02. She has the 2024 tax return completed, it is just waiting on approval from her boss.

Account Balances:

Operating #3469: \$43,512.91

Maintenance MM #3929: \$25,784.31 (Interest paid July \$75.37)

Escrow #9547: \$6,990.02 (\$798.25 transferred to Operating 7/28)

Expenses paid since July meeting:

7/28: Zoom \$18.11 (Monthly service)

7/25: Ck #1376 \$972.00 DSHS Central Lab (Water testing)

7/27: Blue Host \$36.17 (Domain 1 year and privacy protection)

8/8: Ck #1377 \$100.00 The Blessing Junkie (Liberty Hill Bookkeeping)

8/17: Ck #1378 \$3,190.25 Spicewood Utilities (July operations)

8/20: PEC \$204.24

8/20: PEC \$55.72

8/21: Nexbill pay \$12.33 (Merchant services)

8/23: Ck #1379 \$41.00 The Blessing Junkie (Liberty Hill Bookkeeping)

Kate asked about the \$798.25 that was transferred out of escrow account into the operations account. It was to pay back money we previously spent on project costs.

Marilyn discussed the membership fee payment from the new member (Penã). Not sure if the deposit was documented separately. The board discussed if it should be deposited into the operations account or a separate account, perhaps the Money Market account. Need to review By-Laws.

Gretchen sent out this months newsletter. It had a 42% open rate which is about the same as last month. She will help set up the new emails if anyone needs assistance.

Kate mentioned using AI assist on Zoom to record the meetings and generate the minutes. Needs Mike's approval as meeting host.

Meeting adjourned at 7:11

**Next meeting scheduled for 9/25/2025 at 6:30 on Zoom.**

**Edit: Meeting rescheduled for Weds 6/24 due to availability of board members**