

# HHWSC Feb 2026 BoD Meeting Minutes

## Meeting summary

Attendees:

Board Members: Mike Thering, Shawn Young, Marilyn Boyer, Kate Evans

Community Members: None

## Quick recap

The board meeting focused on reviewing the 2026 budget, which was approved with minor adjustments to various line items including legal fees, website expenses, and administrative work. The board discussed a moratorium on new taps and meters due to water system capacity limitations, and agreed to update their tariff to address abandoned meters that haven't been used for 6 months or more. They also reviewed the status of their wells, particularly Well 3 and 4, which are performing differently than expected, and discussed a pending meeting with Texas Rural Water Association on March 17th to seek legal guidance on various water system matters. The board agreed to present proposed tariff updates at their next member meeting, though members won't have voting authority on the changes.

## Next steps

- [Marilyn: Follow up with Samantha to determine if the customer with the leak \(Hazy Hollows #12\) should be billed for the call-out, and if so, ensure they are billed on their next bill.](#)
- [John \(Shawn\)/Curtis: Inform Curtis that during future freeze events, well number 4 \(primary well\) should be kept running to avoid water shortages.](#)
- [Gretchen: Include information about the auto bill pay option in the next newsletter, and coordinate with Samantha to ensure all details are correct.](#)
- [Gretchen: Investigate current website-related costs \(Bluehost, domain, Elementor, etc.\) and report back if there are any changes from the current budgeted amount.](#)
- [Mike: Look into the possibility of setting up a generic Hazy Hills email \(e.g., zoom@hhwsc.org\) for Zoom hosting, and test the process for shared access with Gretchen and others.](#)
- [Mike: Send the updated 2026 budget spreadsheet to Marilyn.](#)
- [Mike: Schedule the Texas Rural Water Association \(TRWA\) Zoom meeting for the afternoon of the 17th and send out the invite; remind board members to send questions for TRWA ahead of the meeting.](#)

- [All board members: Review the tariff \(especially member and rate sections\) and suggest any updates or changes, particularly regarding abandoned meters and potential rate changes for high water users.](#)
- [Kate: Draft tariff language for abandoned meters \(6 months+ non-payment, reapplication, fees\) and circulate to board for review.](#)
- [Shawn: Check with Curtis and SUS about the process and cost to pull and cap/lock abandoned water meters, and coordinate the pulling of identified abandoned meters.](#)
- [Gretchen: Post the moratorium on new taps/meters notice on the website \(front page\) and include it in the next newsletter, sending proposed language to Mike for approval before making it live.](#)
- [Mike: Send meeting minutes to Kate in Word format for editing before distribution.](#)
- [Mike: Respond to Marilyn regarding how to fill out the rendition form by tomorrow.](#)

## Summary

### Water System Financial Review

The board reviewed the financial status, including operating and money market accounts, and discussed expenditures such as utility bills, operator services, and maintenance costs. Marilyn was tasked with following up on billing for a customer's water issue. Sean reported that the water system was running smoothly, with consistent water levels and normal pumping rates after the freeze. The board reviewed the proposed 2026 budget, adjusting figures based on 2025 actuals and discussing items like raw water testing, maintenance, and administrative work.

### Financial Review and Billing Updates

The board reviewed financial figures and discussed the ease of auto-bill payments. They noted that the upgrade allocation was reduced to 12,000 to align with revenue projections, and reviewed bookkeeping costs with Liberty Hill, discovering a discrepancy between the \$900 reconciliation fee for 2024 and the \$75 monthly rate. Mike agreed to investigate the discrepancy in the budget actuals for 2025. Gretchen planned to include information about auto-bill payments in the next newsletter.

### Budget and Website Hosting Review

The board discussed budget items and website hosting expenses. They reviewed various costs including utilities, bank charges, property taxes, and legal fees, with Marilyn clarifying that a recent wire transfer was for closing an escrow account. The group agreed to increase the legal fees budget to \$2,500 to anticipate future developer pushback. They also discussed Zoom hosting arrangements, with Shawn suggesting using a generic Hazy Hills email address instead of designating a specific person as secondary host. Mike agreed to investigate the possibility of implementing this change to provide easier access and host meetings. The group discussed setting up a new Zoom email address for the organization, with Gretchen agreeing to create it and test access. They reviewed the 2025 budget, adjusting board insurance to \$17.30 and other items, and noted that revenue for 2025 was estimated at \$76,000, slightly higher than the \$77,000 actual revenue. They also discussed a \$500 expenditure for gravel delivery, which Mike noted was for tank

maintenance. The board approved the 2026 budget, which includes a \$2,800 annual electricity cost and a \$12,000 cushion for upgrades.

### Water System Decisions

They discussed a situation with developer Chris Levy regarding water system connections, where two options were presented: proceeding with a non-standard route or applying to exit their CCN. The board agreed to meet with Texas Rural Water Association on the 17th to better understand their legal options and the process for developers leaving the water system.

### Well Performance and Water Moratorium

The board discussed well performance and decided to implement a moratorium on new taps and meters due to concerns about water supply capacity. Curtis's measurements showed that Well 4 could produce 23 gallons per minute, Well 3 could produce 5-9 gallons per minute, and Well 2 could produce 2-3 gallons per minute, leading to calculations that indicated they were at 85% capacity with 53 meters. The board agreed to communicate the moratorium through the newsletter and website, with Gretchen taking responsibility for drafting the language for approval.

### Next Meeting:

The next meeting was scheduled for March 26, and Mike agreed to send meeting minutes to Kate for review before distribution.