Hazy Hills WSC
Annual Members Meeting
July 23, 2026



HHWSC Annual Members Meeting

Agenda:

- Opening Remarks (Mike Thering)
  - Introductions
  - Member/Community Growth
- Review and Approve Agenda (All)
- Review and Approve June Minutes (All)
- Financial Report (Marilyn Boyer)
- Water System Report (Curtis Jeffery)
- TCEQ Requirements Vs Current Water System Capabilities (Mike Thering)
- Water System Upgrades and Proposed Improvements (Shawn Young)
- Revenue vs Expenses (Mike Thering)
- Water System Challenges Moving Forward (Mike Thering)
- Questions From Members
- Election of Board of Directors
- Vote to Adjourn

Introduction of the Board of Directors
(Opening Remarks)

- Mike Thering (President – Serving Since 2011)
- Shawn Young (Vice President – Serving Since 2011)
- Marilyn Boyer (Treasurer – Serving Since 2015)
- Kate Evans (Secretary – Serving Since 2011)
- Gretchen Heber (Pro-Tem – Serving Since July 2025)

Introduction of Spicewood Utilities Services and Accountant

(Opening Remarks)

- Curtis Jeffery (Owner/Operator)
- Samantha Jeffery (Administrator)
- Jessie Pritchett (Liberty Hill Book Keeping)

Member/Community Growth
(Opening Remarks)

Residential Accounts:

- Active: 48
- Inactive: 2
- No Additional Accounts/Meters added Over the Last Year



HHWSC CCN Map

Treasurer Report (Marilyn Boyer)

Account Balance:

- Operating: $43,483.28
- Capital Improvement Account: $52,883.61

Expenses paid since June 25, 2026 meeting:

6/17: $3,281.00 Spicewood Utility Services (May operations)
6/24: $60.00 Diamond Maps (1 year subscription)
6/29: $18.11 Zoom
7/3: $75.75 The Blessing Junkie/Liberty Hill bookkeeping (May recon)
7/15: $5,143.06 Spicewood Utility Services (June operations)
7/17: $261.00 DSHS Lab testing
7/20: $137.36 PEC
7/20: $57.52 PEC

Water System Report (Curtis Jeffery)

- System Status
- Water Testing

Water System Report (Curtis Jeffery)

	Well #4 (252')	Remarks/Comments
Stage II Drought Threshhold	237	
Stage III Drought Threshhold	242	
June (6/30/25	219	Meter reading Well 4 - 8411
July (7/23/25)	218.8	Meter reading Well 4 - 8572 Usage 161,000
August (8/15/25)	217.8	Meter reading Well 4 - 8733 Usage 161,000
September (9/15/25)	218.0	Meter reading Well 4 - 9022 Usage 289,000
October (10/15/25		Bad Meter reading Well 4 - 9295 Usage 273,000
November (11/18/25)	217.1	Meter reading Well 4 - 9582 Usage 287,000
December (12/15/25)	217.5	Meter reading Well 4 - 9811 Usage 229,000
January (01/15/26	216.4	Meter reading Well 4 - 10039 Usage 228,000
February (2/17/26)	216.4	Meter reading Well 4 - 10319 Usage 280,000
March (3/15/26)	216.9	Meter reading Well 4 - 10527 Usage 208,000
April (4/16/26)	217.8	Meter reading Well 4 - 10771 Usage 244,000
May (05/15/26)	217.5	Meter reading Well 4 - 10959 Usagee 188,000
June (6/16/26	216.4	Meter reading Well 4 - 11164 Usage 205,000

	Greater than 15 feet above pump
237	Less than 15 feet above pump
242	Less than or equal to 10 feet above pump
252	Pump level

Note: Pump drawdown is 8 feet

Well Depth Below Top of Casing (BTOC, measured in feet) Pump off for at least 30 Minutes

Water System Report (Curtis Jeffery)

Water Testing

- Monthly: Total Coliform
- Yearly: Nitrate, Volatile Organic Carbon (VOC), Trichlorobenzene, Dichloroethyene, vinyl chloride, etc.
- 3 years: Lead and Copper,
  DBP – TTHM, HAA5, SOC, Cyanide,
  Minerals – Chloride, Fluoride, Sulfate, TDS
  Metals – Al, As, Ba, Ag, Mn, Fe, Zn, Hg
- 6 years: Radionuclides – Radon, Uranium, Combined Radium
- 9 years: Nitrite, Asbestos

TCEQ Capacity Requirements vs Current Water System Capabilities

(Mike Thering)

- Our water system has to maintain certain capacity levels in accordance with TCEQ regulations
  - Well Production
  - Water Tank Capacity
  - Pressure Tank Capacity
  - Pressure Tank Pressure Capacity
  - Line Distribution Capacity

Water System Upgrades and Proposed Improvements

(Shawn Young)



In the beginning (2011)



Now (2026)

Water System Upgrades and Proposed Improvements

(Shawn Young)

Upgrades:

- 2020: Drilled new well, increasing capacity by >2X
- 2022: Painted main pump house and water tank
- 2023: Replaced Pressure tank (Safety concerns)
- 2023: Installed generator transfer switch to allow system to operate from generator power.
- 2024: Installed 2 new Well houses to protect Well #3 & #4
- 2024: Demoed /removed old, unused concrete water storage tank – Safety concerns
- 2025/2026: No new upgrades

Water System Upgrades and Proposed Improvements

(Shawn Young)

Proposed Upgrades:

- Electronic Meters
  - Allows Members to see near real time water usage
  - Be able to respond to water leaks faster
  - Reduce water loss
  - Approximate Cost: Approx $60,000 + $16 Monthly Fee/Meter
    - Investigating other providers of electronic meters.
    - Funding Options:
      - HHWSC Capital Improvement Fund/Member Funded
      - TWDB Small Water System Grant
- Upgrade Water Distribution Lines (Estimated)
  - Some water distribution lines are nearing capacity. HHWSC may be required to upgrade them to maintain compliance with TECQ regulations.
  - Challenges: Detail map of water lines do not exists
  - Approximate Cost: $20/ft - $40/ft ($40K to $80K)
  - Funding Option: TWDB Small Water System Grant

Water System Upgrades and Proposed Improvements

(Shawn Young)

Proposed Upgrades:

- Increase Water Capacity (Estimate)
  - Buy Land ($100K to $200K)
  - Design and Construct and Additional Well ($150K to $200K)
  - Run a Supply Line from New Well back to Water Plant ($?)

- Funding Options: TWDB Small Water System Grant

2025 vs 2024 Revenue & Expenses
(Mike Thering)

- 2025 vs 2024 Revenue: $82,184 ($83,780)
- 2025 vs 2024 Expenses: $55,913 ($68,302)
- 2026 vs 2025 Budget: $76,097 ($75,000)
  - Major Expenses are:
    - Operations (SUS): $42,231($38,449)
    - Maintenance: $1,152 ($17,735)
    - Insurance/Memberships: $4,789 ($4,057)
    - Accounting/Taxes: $2,502 ($3,853)
    - Utilities: $2,769 ($2,502)
    - Other: $2,470 ($1,706)

Water System Challenges going Forward
(Mike Thering)

- How to reduce water loss. Currently averaging >20% (Electronic Meters?)
- Maintaining Compliance with TCEQ (Water Capacity and Distribution Lines)
- Drought
- Getting Members to Serve on Board of Directors.

Questions from Members



Vote on Board of Directors

- Mike Thering (President - running unopposed)
- Shawn Young (Vice President – running unopposed)
- Marilyn Boyer (Treasurer – running unopposed)
- Kate Evans (Secretary – running unopposed)
- Gretchen Heber (Board Member – running unopposed)

Vote to Adjourn