



Weston, Texas

**MEETING MINUTES OF THE  
WESTON WATER SUPPLY CORPORATION  
MEETING**

**OF THE BOARD OF DIRECTORS**

**Monday, February 6, 2023**

**7:00 p.m. – Weston Community Center, 117 Main St, Weston, TX 75097**

**Agenda:**

- 1. Roll Call; Determination of Quorum.** Kevin Thomson called the meeting to order at 7:02 p.m. Kevin Thomson, Epi Goldstein, Matt Karcher, Brian Larsen, and Kelly Geissler were all in attendance.
- 2. Input from Members/Public Comment – limited to 3 minutes per person. Those that intend to provide public comment must complete and submit a public comment form. The Board is required to follow the Texas Open Meetings Act in responding to public comments.** The Board received public comments.
- 3. Approval of Minutes from November 28, 2022 Board Meeting.** Kelly Geissler made a motion to approve the minutes from the November 28, 2022 Board meeting. Brian Larsen seconded the motion. The motion was approved unanimously.
- 4. Review of Fiscal Year 2022 Financials.** The Board discussed adding additional categories to the Quickbooks ledger. No action was taken.
- 5. Adoption of 2023 Election Procedures and all actions necessary for conducting the 2023 Annual Election.** Epi Goldstein made a motion to approve the resolution to adopt the 2023 election procedures and actions related to the 2023 Annual Meeting and Election. Kelly Geissler seconded the motion. The motion was approved unanimously.

The Board provided an update to the public that the two positions on the ballot for the 2023 Annual Meeting election of directors include those positions currently held by Brian Larsen and Matt Karcher. The deadline to file for a candidate to be listed on the ballot is 5:00 p.m. on March 10, 2023.

**6. Board Member update:**

**a. Financial and budget information.**

- i. Adoption of Fiscal Year 2023 Budget.  
Kevin Thomson provided an update on the budget. Brian Larsen made a motion to approve the 2023 FY budget with the addition of the USDA loan payments added in. Matt Karcher seconded the motion. The motion was approved unanimously.
- ii. Fiscal Year 2022 Audit.  
The Board discussed conducting audits. No action was taken.
- iii. USDA Audit Format Conversion.  
Kevin Thomson provided an update on the USDA audit and that all information has been provided to USDA. No action was taken.
- iv. Bank Signature Cards.  
The Board discussed the process for updating bank signature cards. No action was taken.

**b. System maintenance and operations services, including update on system repairs.**

- i. U.S. Underwater proposal for repairs.  
The Board reviewed the proposal for the tank repairs, both elevated storage tank and ground storage tank, the hatch, screens, ladder, and other rusted items. The generator cost required by new state regulations is approximately \$75,000. The Board discussed grant opportunities. No action was taken.
- ii. Notice required by PUC rules related to extreme winter weather emergencies.  
A brief update was provided that the new PUC rule requirement to provide notice related to winter weather emergencies has been completed.

**c. New connections.**

Discussion was held under subsection (d) – Non-standard service requests. No action was taken.

**Weston Water Supply Corporation - PO Box 158, Weston TX 75097**

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- d. Non-standard service requests.**
- i. The Board discussed the McCullough non-standard request for 12 lots; Ekel group request for 50 lots; and the Matrix development. A brief overview was provided of the following process for handling non-standard service requests pursuant to the WSC's Tariff: (1) applicant applies using the non-standard service form and pays service investigation fee; (2) engineer evaluates what it will take to provide service, with any infrastructure upgrades at applicant's cost, and provides a letter to the applicant and WSC with this information; (3) if applicant decides to proceed with requesting service after receiving the service investigation letter from the engineer, then the next step is to enter into a non-standard service contract that memorializes the terms for construction of infrastructure and provision of service by Weston WSC. No action was taken.
- e. New development in CCN/City of Weston.**
- i. Updates to City at City Council meetings.  
The Board discussed attendance at City Council meetings and coordination with the City on matters of interest to customers. No action was taken.
- f. Facilities maintenance & repair, including inventory of office repairs.**
- i. Fire hydrant responsibilities, maintenance, and color coding.  
The Board discussed that Weston WSC is not required by law to maintain fire hydrants for fire department use. Fire hydrants are used by Weston WSC/water systems only for dead end main flushing and temporary use (construction water use). Use for fire suppression is the responsibility of the fire department, who receives funding from local jurisdictions (such as county and city depending on the area) to provide the service. This information has been confirmed with the Weston WSC engineer, operator, and legal. The City has jurisdiction over color coding of fire hydrants, and in many other nearby water systems the responsibility for color coding lies with the City (often passed through to the developer) or the fire department, and is not passed onto the water system. The City has the authority to adopt an ordinance related to color coding for all future fire hydrants in dense development. Epi Goldstein has volunteered to purchase the paint and paint the fire hydrants in the Van Buren subdivision based on the color coding map provided by the fire department. No action was taken.
  - ii. December 2022 freeze and related repairs.  
Kevin Thomson provided an update on road repairs. The Board discussed that the line from the transducer froze during the December 2022 freeze, causing the boil water notice to be issued. No action was taken.
  - iii. Estimate for transfer of radio equipment to well site and transducer at elevated storage tower.  
The Board discussed the need for the radio equipment. No action was taken.
  - iv. Proposal on office repairs and improvements.  
The Board discussed that a bid for office repairs was submitted and came in at \$60,000, and discussed obtaining additional bids for office repairs. No action was taken.
- 7. Legal update on *Weston Water Supply Corporation v. Peter Lake, Will McAdams, and Lori Cobos, in their official capacities as Commissioners of the Public Utility Commission of Texas and Honeycreek Venetian, LLC*, in the U.S. District Court for the Western District of Texas; *In Re Honeycreek Venetian LLC*, in the 471st Judicial District Court of Collin County, Texas; *Honeycreek Venetian, LLC decertification cases pending at the Public Utility Commission of Texas.***
- a. Consideration of Settlement Agreement and Non-Standard Service Agreement with Honeycreek Venetian, LLC.**
- The Board convened executive session at 8:35 p.m. under Section 551.071—attorney consultation.
- The Board reconvened the open meeting at 9:09 p.m. No action was taken in executive session.
- 8. Adjourn.** Kevin Thomson made a motion to adjourn the meeting at 9:10 p.m. Matt Karcher seconded the motion. The motion passed unanimously.



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Minutes approved by the Weston WSC Board of Directors at the March 27, 2023 meeting.

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