

Northpark Water Supply Corp.  
276 C.R. 432  
Dayton, TX 77535  
936-258-7970

**MINUTES FROM JANUARY 31, 2024 BOARD MEETINGS**

The meeting was called to order by President, Debbie Parker. Present at the meeting, were Board members: Tere Brenner, Brad Stevens, JR Ungles, Danny Anderson for Vickie Barker, Bryron Guillory and Lilly Ellis were present.

The Board reviewed the Minutes from the November and December meeting. There were no comments or questions concerning the minutes.

The Board reviewed the Financial Reports for November and December. Total income for November was \$6712. Monthly expenses totaled \$3033. A profit of \$3678 was recorded for the month of November. The total of funds on November 30 was \$258994. Total income for December was \$6278. Monthly expenses totaled \$3548. A profit of -\$7270 (because \$10k transferred to Capital) was recorded for the month of December. The total of funds on December 31 was \$261724.

November and December Operator's Report for was reviewed. November usage - 310,900 gallons were pumped. Well hours pumped was 74.3. The usage for booster pump was 75.7 hours. 10 pounds of chlorine were used during the month. Generator was run 55924 hours. December usage - 335,500 gallons were pumped. Well hours pumped was 84.3. The usage for booster pump was 83.6 hours. 11 pounds of chlorine were used during the month. Generator was run 55924 hours. Propane used 68 pounds

The special interest items that were discussed:

- Shut off valve should be installed in every house.
- Successfully made it through the freeze with minimal issues.

- Jeremy Williams (operator) wants to start doing the meter readings. Offered to pay him \$200 per month. He accepted.
- Field tested Jason Mournsalways meter. High and low side tested correct.
- John Bermea's wife called and threaten to call lawyer because Debbie messaged them about the hose connected to the trailer which is illegal.
- Brian Hicks was upset because we don't have electronic bill pay. Banks will let you use Bill Pay through the bank.
- March 3 @ 4:30pm for the annual and monthly meeting

Meeting was adjourned.

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**MINUTES FROM FEBRUARY 26, 2023 BOARD MEETINGS**  
**Meeting held during Annual on March 3, 2024**

The meeting was called to order by President, Debbie Parker. Present at the meeting, were Board members: Tere Brenner, Brad Stevens, Dianne Fulsom, Lilly Ellis, JR Ungles and Byron Guillory. Dianne Fulsom and Danny Anderson were in attendance for the community and to be voted on for board members.

The Board reviewed the Minutes from the February meeting. There were no comments or questions concerning the minutes. Dianne Fulsom was voted in as a new member for the next 3 years. Danny Anderson will replace Byron Guillory.

The Board reviewed the Financial Reports for January. Total income for January was \$5548. Monthly expenses totaled \$3317. A profit of \$2232 was recorded for the month of January. The total of funds was \$263956.

The January Operator's Report for was reviewed. 303100 gallons were pumped. 72.2 hours was the record hours used on the well. Booster pump hours recorded was 81.3. 15 pounds of chlorine were used during the month. Generator hours recorded was 58061 and propane used was 0 pounds.

The special interest items that were discussed:

- Capital Improvement fund – still need to find an engineer.
- Two residents that have a cross connection. A letter is being sent to both stating that they need to disconnect. George Moulton won't pass a CSI inspection so NWS can't turn on the water.

- We are going to ask Jeremy Williams to come to the next meeting so the broad members can meet him.
- Vespie finally removed the tree that's growing into the joint water line.
- Water leak at 2 different locations in this past month. Wade and Crowson
- After meeting Byron Guillory resigned and Danny Anderson will take his place

Set date for next meeting. March 20, 2024

Adjourn meeting

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**MINUTES FROM MARCH 20, 2024 BOARD MEETINGS**

The meeting was called to order by President, Debbie Parker. Present at the meeting, were Board members: Tere Brenner, JR Ungles, Lilly Ellis, and Brad Stevens. Byron Guillory resigned and Danny Anderson replaced him. Dianne Fulsom was voted in for Vickie Barker.

The Board reviewed the Minutes from the February meeting. There were no comments or questions concerning the minutes.

The Board reviewed the Financial Reports for February. Total income for February was \$6773. Monthly expenses totaled \$3368. A total income of \$3404 was recorded for the month of March. The total of all funds on deposit was \$267360.

The Operator's Report for February was reviewed. Total pumped on both wells was 389800 gallons. Well hours for both wells was 92.6 hours. Booster pump ran 95.3 hours. Chlorine used was 10 pounds during the month. The generator hours was 58901 hours and propane used was 70lb .

The special interest items that were discussed:

- Dirt (gray) in the lines. Brad questioned if flushing the lines more often would help. Jeremy discussed Texas hard water. They will take a look to find the problem.
- Front well needs to be run more often but it needs to be re-piped. Discussed solution using Stainless Piping. (Jake Robison will give a list of materials)
- Debbie talked to JW Mixon and Jake Robison about replacing piping at the well. In very bad condition.
- Cross connection was disconnected. Wise's property was purchased and CSI has been done.
- 5. Suggestion to load and take used piping to scrap yard.

Adjourn Meeting – Set Meeting Date & Time – April 24 @ 6:00

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**MINUTES FROM JUNE 28, 2023 BOARD MEETINGS**

Meeting was rescheduled for July 3. The meeting was called to order by President, Debbie Parker. Present at the meeting, were Board members: Lilly Ellis, Brad Stevens, Danny Anderson and Diane Fulsom . JR Ungles and Tere Brenner were absent.

The Board reviewed the Minutes from the May meeting. There were no comments or questions concerning the minutes.

The Board reviewed the Financial Reports for May. Total income for May was \$6662. Monthly expenses totaled \$4312. A profit of \$2351 was recorded for the month of June. Total in all accounts \$276620.

The May Operator's Report for was reviewed. 319,500 gallons were pumped & wells ran 75.8 hours. Booster pumps ran 84.5 hours and 10 pounds of chlorine were used during the month. Generator ran 61153 hours and 65 lb of propane used.

The special interest items that were discussed:

- Leak at Robert Randolph. Need to have a discussion with Jeremy about call outs. Tried to charge the Randolph leak as a call out.
- Debbie found the original drawings of Northpark lots showing where main water line is going through Burroughs property.

Schedule next meeting – July 31: @ 600pm  
Meeting was adjourned

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**MINUTES FROM JULY 31, 2023 BOARD MEETINGS**

The meeting was called to order by President, Debbie Parker. Present at the meeting, were Board members: Tere Brenner, Danny Anderson, Lilly Ellis, JR Ungles, Brad Stevens and Dianne Fulsom. Mary Streeter was in attendance for the community. Jeremy Williamson, the operator, was also in attendance.

The Board reviewed the Minutes from the June meeting through email. There were no comments or questions concerning the minutes.

The Board reviewed the **Financial Reports** for June. Total income for June was \$6311. Monthly expenses totaled \$2261. A profit of \$4109 was recorded from the month of June. The total of funds on deposit in checking was \$9581. \$15,000 transferred into Capital improvement. Total in all accounts \$276,621.

The **June Operator's Report** for was reviewed. 367,800 gallons were used for 87.7 hours. Booster pump hours were 75.6 hours. 10 pounds of chlorine were used during the month. Generator ran 61753 hours. Propane used 65 pounds.

The special interest items that were discussed:

- Hurricane repairs - replacing piping and check generator.
- Booster pump installed and generator now working.
- Pay raise for Debbie and Tere.
- Insurance going to try to cover deductible.
- Vote to pay Jake Robison \$650 for repair work on pipes. Also, Randall to repair the repair \$2350.

- Meeting with Burrows to discuss easement.
- Need paperwork from contractor to give to insurance.

Meeting was adjourned – Next meeting 8/28/284@ 6pm

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**MINUTES FROM AUGUST 28, 2024 BOARD MEETINGS**

The meeting was called to order by Vice President, Brad Stevens. Present at the meeting, were Board members: Tere Brenner, JR Ungles, Danny Anderson, Lilly Ellis, and Dianne Fulsom. Debbie Parker was absent.

The Board reviewed the Minutes from the July meeting. There were no comments or questions concerning the minutes.

The Board reviewed the Financial Reports for July. Total income for July was \$7685. Monthly expenses totaled \$10520. A total of \$-2835 was recorded for the month. The total of all funds on deposit was \$281,711.

Operator's Report for July was reviewed. Wells pumped – 444,500 gallons with well hours of 105.5, Booster pump hours The were 26.4 and chlorine was 15# during the month. Generator -booster pump meters were not working so could not get hours used. Propane also 65 Lb used.

The special interest items that were discussed:

- TECQ wants to know what material the piping at each location on both sides of meter. They want to know there is no lead piping.
- Baker meter is delay because phone company dug a big hole.
- Emergency call out to Plumber to fix the second set of piping. Said it would be about \$3000. Board voted to go ahead. 5- yes and 1 – abstain
- Water to be shutoff 8/29 from 9 to 5 to repair to second set of piping in wellhouse.
- Ask Jeremy where worse area of needed repairs.
- Kennedy cut off but Brad couldn't lock it out so they might have turn it back on themselves.
- Insurance – Debbie rescinded the claim. Insurance declined claim over 1000 ft and booster pumps were purchased too early.
- Raise - \$200 5-voted and 1 abstain.
- Raise on water rates – no more than 10% - ask the board to decide for next meeting.
- Found an engineer(Water Engineers, 17230 Huffmeister, Rd, Cypress, TX– 281-373-0500, Nathan ) said they would do the design but we needed a survey(for potholing and each meter) of all streets and meters upwards of \$50K. Also, retaps for everyone.

The meeting was adjourned. Next meeting scheduled for 9/25/24 @ 6pm.

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**MINUTES FROM SEPTEMBER 27, 2024 BOARD MEETINGS**

The meeting was called to order by President, Debbie Parker. Present at the meeting, were Board members: Tere Brenner, Danny Anderson, Brad Stevens, Lilly Ellis, JR Ungles, and Dianne Fulsom were present.

The Board reviewed the Minutes from the August meeting. There were no comments or questions concerning the minutes.

The Board reviewed the Financial Reports for August. Total income for August was \$6284. Monthly expenses totaled \$4221. A profit of \$2063 was recorded for the month of August. The total of all funds on deposit was \$281,711.

The Operator's Report for August was reviewed. Well's pumped 444,500 gallons and hours run 105.5. The Booster pump was run 26.4 hours. 15 pounds of chlorine were used during the month. Generator was hours 55481 and propane used was 65 pounds.

The special interest items that were discussed:

- Rate increase suggestions – increase base rate \$40 and \$6 per 1000 gallons effective January 01, 2025.
- Ordered 2 Air Compressors for the wells.
- Rodney Gray's trailers sold and need CSI. Both trailer on one septic, line broken. Plumber didn't supply the CSI, plumbing might be damaged so no water could be turned on.
- Randy plumber is looking for a well company to check front well. JR Ungles will call Payne, well company.
- Need new gaskets for internal inspection.

The meeting was adjourned. Next meeting

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**MINUTES FROM OCTOBER 30, 2024 BOARD MEETINGS**

The meeting was called to order by President, Debbie Parker. Present at the meeting, were Board members: Tere Brenner, Danny Anderson, JR. Ugles, Lilly Ellis Dianne Fulsom were present. Brad Stevens was absent.

The Board reviewed the Minutes from the September meetings. There were no comments or questions concerning the minutes.

The Board reviewed the Financial Reports for September. Total income for September was \$6188. Monthly expenses totaled \$20601. A profit of \$-14443 was recorded for the month of September. The total of funds on deposit in checking was \$268413.

The September Operator's Report for was reviewed. 428,200 gallons were pumped for 78.9 hours. Booster hours meter not working. Chlorine used during the month was 20 pounds. Generate hours was not recorded. Propane used was 63 pounds.

The special interest items that were discussed:

- Mournsalways sold lot. New owner needs to get perk test to get a septic tank. Currently we can't supply water until he has CSI, pumping, ownership of pr0perty, etc.
- JW Mixon needs new meter installed. Curb stop is broken.
- Meter between Vespie and Brenner is leaking from the main line.
- Baker meter – need to have repairs completed
- Moulton/Kirby – Moulton ran hose from Kirby's property to bypass paying for water set up fees. Debbie contacted Kent Watson. Rules by TCEQ state they can't have water on adjacent property. If inspection of property shows a hose connection to Moulton property the meter will be

pulled. Jeremey Williams(operator) will go and do another inspection on Tuesday, November 5, 2024.

- Debbie will research using Zell to receive payments.

The meeting was adjourned

Next meeting scheduled for November 20 @ 6pm

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## **MINUTES FROM NOVEMBER 20, 2024 BOARD MEETINGS**

The meeting was called to order by President, Debbie Parker. Present at the meeting, were Board members: Tere Brenner, Brad Stevens, JR Ugles, Danny Anderson and Lilly Ellis were all present. Special Guest

The Board reviewed the Minutes from the October meeting. There were no comments or questions concerning the minutes.

The Board reviewed the Financial Reports for October. Total income for October was \$5764. Monthly expenses totaled \$2244. A profit of \$35202 was recorded for the month of October. The total of funds on deposit in checking was \$268,413.

The October Operator's Report for was reviewed. 428,200 gallons were pumped for 78.9 hours. Booster hours were "meter not working". Chlorine gas usage for the month was 13 pounds . Generate hours was Not recorded3 Propane used was 68 pounds.

The special interest items that were discussed:

- Moulton has all inspections and fees paid. Water was turned on. Even utility easement notarized.
- Mournsalway's property was sold. Gentleman can't get water until he can get septic. He also wanted to put a mobile home but there's no room unless he fills the pond.
- Jeremy is coming Saturday to fix the leak in between Brenner and Vespie.
- TCEQ has sent a letter that Northpark is in violation for not doing the Lead Copper. Jeremy might be having the notices to his email. Need to make sure letters are coming to Northpark and not the operator.
- Bill Pay is costly and time consuming. Also bank discouraged

the use of external payers. Will review at annual .

The meeting was adjourned  
Annual Meeting February 9 @ 4:30pm Sunday

Next meeting in December is cancelled.

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**MINUTES FROM DECEMBER 14, 2024 BOARD MEETINGS**

The meeting was cancelled.

The Financial Reports for November. Total income for November was \$6713. Monthly expenses totaled \$3034. A profit of \$3679 was recorded for the month of November. The total of funds on deposit in checking was \$258,994.

The Operator's Report for November. Gallons pumped from Wells – 310,900. Well hours 74.3 hours. Booster Pump usage – 75.7. Chlorine usage was 10.0 Lbs during the month. Generator hours 559240 hours. Propane used 68 Lbs.

The special interest items that were discussed:

Set time and date for next meeting

Monthly – Jan 24 @ 6pm

Annual/Monthly - February ?? @4:30pm

Adjourn