

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

**MINUTES FROM JANUARY 22, 2025 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, Dianne Fulsom 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 December was \$7091. Monthly expenses totaled \$7352. A profit of \$-261 was recorded for the month of December. The total of funds on December 30 was \$274703. 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 \$274,703.

November and December Operator's Report for was reviewed. November usage - 392,300 gallons were pumped. Well hours pumped was 100.7. The usage for booster pump was 0. Not working. 15 pounds of chlorine were used during the month. Generator propane used was 63lb. December usage – 385,700 gallons were pumped. Well hours pumped was 091.8. The usage for booster pump was 63.3 hours. 11 pounds of chlorine were used during the month. Generator was run 55924 hours. Propane used 63 pounds

The special interest items that were discussed:

- AIA Insurance cost has increased substantially. Need to review. Brad Stevens suggested just insuring the well sites.
- Tank inspections are due this year. Debbie will get an estimate this week.

- Lead/Copper Testing – we did not get the notification. They sent the notifications to Jeremy’s other water systems. Debbie is going to do the sampling this week.
- Jeremy Williams (operator) left town without notification. Also not adding the generator usage hours on operator report.
- Field tested Dianne Fulsom. Tested correct.
- 4 new people wanting application for water. Some need work before they can get water.

Meeting was adjourned.

Next Meeting Annual/Monthly - February 9,2025

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**MINUTES FROM FEBRUARY 9, 2025 BOARD MEETINGS**  
**Meeting held during Annual on February 9, 2025**

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 Danny Anderson.

The Board reviewed the Minutes from the January monthly and annual minutes meeting. There were no comments or questions concerning the minutes.

The Board reviewed the Financial Reports for January. Total income for January was \$5092. Monthly expenses totaled \$4065. A profit of \$1027 was recorded for the month of January. The total of funds was \$276553.

The January Operator's Report for was reviewed. 410,700 gallons were pumped. 98 hours was the record hours used on the well. Booster pump hours recorded was 91.9. 15 pounds of chlorine were used during the month. Generator hours recorded was 0 and propane used was 63 pounds. Generator meter reading backwards.

The special interest items that were discussed:

- Mournsalways Resident has cross connection. Also, filling a tank on the neighbors property that doesn't have access to water. A letter is being sent to him stating that he needs to disconnect.
- We are going to ask Jeremy Williams to come to the next meeting so the broad members meet ask any questions they have.
- Franklin D(Danny) Anderson was voted the Vice President, replacing Brad Stevens.
- Debbie Parker was voted to remain President.

Set date for next meeting. March 26, 2025

Adjourn meeting

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**MINUTES FROM MARCH 19, 2025 EMERGENCY BOARD MEETING**

The meeting was called to order by Acting President, Danny Anderson. Present at the meeting, were Board members: Tere Brenner, JR Ungles, Lilly Ellis, Dianne Fulsom and Brad Stevens. There were several people from the community in attendance, Debbie Parker, Judy Huebner, Angie Massey, and Liberty County Police Officers.

Meeting was called to order by Danny Anderson. Meeting topic was the resignation of Debbie Parker. Danny started the meeting by handing out the pertinent information to Board members. The Lawyers approval of the text message Debbie Parker sent to Tere Brenner stating she was going to resign, the statement of facts from Tere Brenner with the photo copy of the text message of the resignation, the statement of facts by Danny Anderson, and the explanation of the By Laws for the Emergency Meeting with at least a 2 hour window.

Danny proceeded to explain the reason for the meeting

Lilly Ellis objected to the meeting stating that it was illegal.

Liberty County Police Officer instructed Lilly to hold comments to the end.

Danny finished his explanation that Debbie Parker resigned and he was assuming her position.

Brad Stevens, Tere Brenner, and JR Ungles voted Franklin (Danny) Anderson as President.

Dianne Fulsom voted Nay and Lilly Ellis voted to abstain. Concluded 3 to 1 vote. Danny then

nominated Brad Stevens to fill the open Vice President's position. JR Ungles, Tere Brenner and Dany Anderson voted Yea. Dianne Fulsom voted Nay and Lilly Ellis voted to abstain. Concluded 3 to 1 vote for Brad to assume Vice President's position.

Meeting was open to the public and Judy Heubner had 2 minutes to speak. She objects to the meeting and was noted. Danny thanked her for her comments.

Danny Anderson adjourned the meeting.

Voted Officers of the Northpark Water Supply Corporation

Franklin Daniel Anderson – President

Brad Stevens – Vice President

Teresa Brenner – Secretary/Treasurer

Other Board Members

JR Ungles

Dianne Fulsom

Lilly Ellis

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**MINUTES FROM MARCH 26, 2025 BOARD MEETINGS**

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

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

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 \$4313. Monthly expenses totaled \$1164. A total income of \$3148 was recorded for the month of February. The total of all funds on deposit was \$279702.

The Operator's Report for February was reviewed. Total pumped on both wells was 367300 gallons. Well hours for both wells was 95 hours. Booster pump ran 92.7 hours. Chlorine used was 8 pounds during the month. The generator hours was Unknown hours and propane used was 63lb .

The special interest items that were discussed:

Old Business – Debbie Parker and Dianne Fulsom resigned.

New Business

1. Randy with Rand-All paid in full for repairs
2. To properly flush Well #1 need bids to repair. Jeremy Williams said it flushes well. Need to replace the T. Discuss at next meeting to view first.
3. Chlorine injection needs to be replaced. Regulator also needs to be replaced to keep compressor running effectively.
4. Jeremy explained his onsite work and charges.  
Quote #028 (\$545.00) all agreed(4-0) – motion carried  
Quote #029 (\$336.00) all agreed(4-0) – motion carried  
Quote #030 asking to revise in same bid to add valve and repair leak, to maximize time and equipment usage.
5. Repairs to wellhouse. Contractors to provide bids to Brad. Replace siding and possibly roof. Try to save as much as possible. Will them be able to keep water running? We need to make sure they understand water needs to remain on.

Also, take a look at the top to the well. Vote on whether to use hardy planks or regular siding.

6. Operator to bring list – Item (f) tabled
7. Who will lock and unlock meters. Were going to ask Robert Randolph to lock out and then unlock when bill paid. Current \$20 to lock and \$20 to Unlock. Need contract to show price to pay Robert. Board voted to allow Robert Randolph to do the meter locking/unlocking. Mowing/weedeating for \$30 per well. Beginning this
8. Completed getting a new phone and modem for \$115 for the company. New phone 936-352-0258. Old phone will be given to Debbie Parker.
9. Changed combinations on wellhouse and locks on office.
10. Hewey Parker's invoice was not written on an actual invoice. Hewey's rate was \$30. Need Debbie to resend the invoice.

Business is closed

Floor is open to the Public – John Payne told the meeting that Well #1 is hooking up to Well #2. Well #2 was down for 5 years but is now being flushed. Does Well #1 able to supply the community? Verify whether Well #1 can fill the tank and be usable.

Advised Board and Public that the meetings are being recorded as required by Open Meetings Act.

Adjourn Meeting – Set Meeting Date & Time – April 30 @ 6:00

## 2025 FINANCIAL REPORT NORTHPARK WSC

3/1/2025 Through 3/31/2025

Subcategory	CHECKING	Total
<u>Income Categories</u>		
WATER SALES	5,746.82	5,746.82
Total Income Categories	5,746.82	5,746.82
<u>Expense Categories</u>		
BILLS		
Cellular	20.00	20.00
Electricity	225.50	225.50
Total BILLS	245.50	245.50
BOOKKEEPING	600.00	600.00
EQUIPMENT		
Master Meter	109.99	109.99
Total EQUIPMENT	109.99	109.99
INK	58.19	58.19
LOCK OUT	100.00	100.00
OFFICE MANAGER		
OFFICE MANAGER - Unassigned	600.00	600.00
Total OFFICE MANAGER	600.00	600.00
OFFICE SUPPLIES		
Phone	184.00	184.00
Total OFFICE SUPPLIES	184.00	184.00
OP. SERV. CHRG		
Monthly Salary	330.50	330.50
OP. SERV. CHRG - Unassigned	1,102.50	1,102.50
Total OP. SERV. CHRG	1,433.00	1,433.00
PUMP PARTS	5.40	5.40
REPAIR LEAKS		
Plumber	4,902.50	4,902.50
Total REPAIR LEAKS	4,902.50	4,902.50
REPAIRS		
OFFICE	321.60	321.60
Total REPAIRS	321.60	321.60
SIGNS		
Fence Signs	50.00	50.00
Total SIGNS	50.00	50.00

## 2025 FINANCIAL REPORT NORTHPARK WSC

3/1/2025 Through 3/31/2025

Subcategory	CHECKING	Total
Expense - Unassigned	6.41	6.41
Total Expense Categories	8,616.59	8,616.59
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Grand Total	(2,869.77)	(2,869.77)

## NORTHPARK WSC ACCOUNT BALANCES FOR 2025

As of 3/31/2025

Account	Total
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Assets	
Bank and Cash Accounts	
SAFE DRINKING WATER FUND	27,850.03
CHECKING	13,922.39
CAPITAL IMP. SAVINGS	234,153.97
Total Bank and Cash Accounts	275,926.39
Total Assets	275,926.39
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Net Worth	275,926.39

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**MINUTES FROM APRIL 30, 2025 BOARD MEETINGS**

The meeting was called to order by President, Danny Anderson. Present at the meeting, were Board members: Tere Brenner, JR Ungles, and Brad Stevens. Angela Ungles Angie Massy, and Robert Randolph attended for community. Lilly Ellis is absent.

Well

JR Ungles made a motion to approve the minutes financial, and operator of March.

Minutes of Executive Meeting approved, sealed and filed .

**1. Special interest Items**

Old Items

- a. Cameras – Best Buy(whether wifi, or not)(Hotspot box option and whether record or not)(Roku)Voted and approved
  - b. Well house – contractor gets quote for roof and siding, also insulate and window unit AC.
  - c. Jeremy repaired valves and other repairs
  - d. Danny’s invoice from beginning when Debbie retired . Angela helped to clarify the difference between President’s and Office Manager’s job to see if we can approve. The invoice was approved by Board for \$1680.
  - e. Jeremey repair to compressor with regulator, sensor issue. Found out sensor was not in the unit, so compressor was straight wired with new part.
  - f. 1)Payment to Angela was changed to quarterly starting in March. Retroactively. SOG is to be voted on about job duties, President, Vice President and Secretary. Approved membership duties
- 2) JR Ungles was put into place as Parliamentarian and SOG was approved.
  - 3) Posting Agenda on the door is approved but we need a second posting and Facebook is not approved so we need a website. Angela suggested Wix, she will build it and show Tere how to use it. Angela suggested \$36 per month. Approved

**4) a)** Danny's invoice shows \$30 an hour. So we need to vote that rate. Administrative jobs are \$20. Debbie quit the position of Office Manger (dissolve Office Manager position) and board voted to change Director of Operations.

**b)** Maintenance position -voted to have a maintenance position, Robert Randolph was voted to that position.

**c)** Angela will create an SOG for these position

**2.** Motion to go into Executive Session – can't talk about personnel before Executive closed meeting. Failed to attend second missed board meeting unless notify of reason. NWS will send a certified letter to inform that as Article 5 Section 2 of By-Laws you will be remove of said director. Come out of Executive Session. Angeline Massey and Robert Randolph are voted to become board member.

**3.** Back in public session – make a motion for rates on maintenance/grounds, \$30 mowing each well, \$200 for meter reading, \$20 for each disconnect/reconnect, \$20 administrative services per hours, and \$50 for dispatcher per week. If personnel is out and there compensation for the assistance without deduction from primary associate.

**4.** Judy Huebner – how to handle process. Angela has an SOG for the standard of 10 business day to respond. The public and view, take picture and get copies. Minutes from 2018 to 2025 need to be voted on again. Any documents over 5 years can cost \$28.50. If we can get a website up and running public can look at public documents. Voted to set up an SOG for Public Information Request Standard Operating Guidelines.

**5.** When a new resident moves in they are supposed to get a copy of By-Laws.

**6.** Jeremy trying to get an electrician

**7.** Brad Stevens, Robert Randolph and Angeline Massey need to take Open Meeting for certification.

**8.** Danny talked to Robert where all the meters are located.

**9.** Danny thanks Board for all the hard work to get started. Facebook is starting to get people to view.

**10.** Angela is going to change Agenda to Consent Agenda.

**11.** Robert asked about reading meters.

## 2025 FINANCIAL REPORT NORTHPARK WSC

4/1/2025 Through 4/30/2025

Subcategory CHECKING

Income Categories

WATER SALES	5,246.20
Income - Unassigned	0.00
Total Income Categories	5,246.20

Expense Categories

BILLS	
Cellular	20.00
Electricity	413.38
Total BILLS	433.38
BOOKKEEPING	600.00
CONTRACT LABOR	
Mowing	60.00
Total CONTRACT LABOR	60.00
METER READING	200.00
OFFICE SUPPLIES	
Chairs	161.57
Envelopes	6.41
Hard Drive	150.84
Phone	111.46
Printer	215.49
Total OFFICE SUPPLIES	645.77
OP. SERV. CHRG	
OP. SERV. CHRG - Unassigned	2,481.00
Total OP. SERV. CHRG	2,481.00
POSTAGE	
Stamps	116.38
POSTAGE - Unassigned	9.68
Total POSTAGE	126.06
PRINTER WARRANTY	42.01
REGULATORY COMPLIANCE CONSULTANT	375.00
SERVICE DEPOSIT REFUND	600.00
Total Expense Categories	5,563.22

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Grand Total	(317.02)
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5/27/2025

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NORTHPARK WSC ACCOUNT BALANCES FOR 2025

As of 3/31/2025

Account	Total
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Assets	
Bank and Cash Accounts	
SAFE DRINKING WATER FUND	27,850.03
CHECKING	13,922.39
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Net Worth	275,926.39

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**MINUTES FROM MAY 28, 2025 BOARD MEETINGS**

The meeting was called to order by President, Danny Anderson. Present at the meeting, were Board members: Tere Brenner, JR Ungles, Brad Stevens, Angie Massey and Robert Randolph. Community attendance Caleb Massey, Mary Sitarski, Carol Rutheford and Angel Ungles. Bryson Strasky from Edward Jones Investment Group

The Board reviewed the Minutes from the April meeting. There were no comments or questions concerning the minutes. Financials were not supplied. Will be approved at next meeting

The Board reviewed the Financial Reports for April. Total income for April was \$5246. Monthly expenses totaled \$5563. A profit of -\$317 was recorded for the month of May. The total of all funds on deposit was \$275926.

The operator's report was reviewed. Well #1 pumped 708,600 with 170.3 hours and the booster pump had 181.5 hours. 15Lb of chlorine was used in the system. Generator was run ? hours and 63LB of propane was used.

The special interest items that were discussed:

- Bryson Starsky explained about using either CD's or Mutual Funds as an investment. Discussed getting the Non-Profit Tax Determination Letter. \$50k to 3 month CD, \$50k to a 6 month CD at a 4% rate, staggering the CD's. \$8600 per year growth potential. No Discussion. Brad made a motion to move forward. Motion Carried. Bryson's phone number – 281-838-2498.
- Well house repairs – have gotten 3 bids but some are not itemized to see quality of materials. Bids were not complete so tabled the bids. Danny explained all the repair items he has requested, new roof, siding, ac (just cooling ac), insulation, paneling, and new door. Made a motion for an AC unit with just Cooling. Motion carried.
- Still trying to find an Electrician to put in box at well house.

- Security Cameras for the front building and well house. Purchased SimpliSafe with 4 cameras for \$320, 60% off of regular price of \$1200. Purchased another internet box from Verizon for \$40 per month. 90 days of free monitoring after you can self monitor for \$20 per month and save to a cloud.
- New Website – NorthparkWaterSupplyCorporation. Still in progress. Working on 3 years of minutes to post on the website.
- Angela is setting up Zell on website. No additional cost.
- Call RVS to update NWS phone number on post cards.
- Danny suggests Angela and Tere provide invoices for extra work provided for the website setup and work outside scope of duties.
- Lilly Ellis was not in attendance for the three consecutive meetings. Motion to remove Lilly from Board according to By Laws. Motion carried. Motion to vote Mary Sitarski onto Board. NWS has had her application. Mary voted onto board.
- Open Meeting Video – Brad has turned in his certificate. Mary was instructed to watch video within 30 days and turn in certificate.
- Consent Agenda – allows the motion, vote to one vote instead of motion, vote on each item.
- TRWA Conference - will have to call a special meeting to decide who will go, what courses to take and what hotel. Required classes for investment. Decided Danny and Angela (Compliance Consultant) will go conference.

The meeting was adjourned.

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**MINUTES FROM JUNE 11, 2025 SPECIAL BOARD MEETINGS**

The meeting was called to order by President, Danny Anderson. Present at the meeting, were Board members: Tere Brenner, Robert Randolph, and Mary Sitarski.

The special interest items that were discussed:

1. Bids for Well house bids. Contractor and electrical  
Henry Boudreaux - \$16,000  
Juan Rodriguez - \$12,500  
Cody Gordon - \$10,750  
Estimated time line should ? Payment upon completion?  
Warranty?  
Insulate ceiling?  
AC included?  
Discussion – Gordon using 50 year material on the outside  
Bouderaux - \$1200 for interior wall board – too high?  
Rain Gutters? – later  
Chlorine Bottle Area – replace vent holes & gable holes (Danny will discuss with them at time of work)  
Robert made a motion to vote on contractor. Tere seconded - 5 votes carry  
JR makes a motion to pay the half payment to Gordon's Construction – Robert seconded – 5 votes carry  
JR motioned Danny approve and sign the contract. Check written for \$5375.  
Electrician toe put in a switch to use the pumps to alternate when low, breaker and regulator parts.  
Two bids - \$2600 and \$2800 (6 hours labor), John referred by Henry Boudeaux \$650 bid for guy in Baytown.

The meeting was adjourned.

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**MINUTES FROM JUNE 25, 2025 BOARD MEETINGS**

Meeting was rescheduled for July 3. The meeting was called to order by President, Danny Anderson. Present at the meeting were Board members: Brad Stevens, Robert Randolph, Mary Sitarski, JR Ungles and Tere Brenner. Carol Ruthford and Judy Huebner came for the community. Angie Massey is Absent.

The Board reviewed the Minutes from the May meeting. There were no comments or questions concerning the minutes. Robert made a motion to accept minutes. Brad seconded. Motion approved

The Board reviewed the Financial Reports for May. Total income for May was \$5631. Monthly expenses totaled \$4522. A profit of \$1109 was recorded for the month of June. Total in all accounts \$276,718. JR made a motion to accept financials and Robert seconded. Motion approved

The May Operator's Report for was reviewed. 708,900 gallons were pumped & wells ran 170 hours. Booster pumps ran 181.5 hours and 15 pounds of chlorine were used during the month. Generator ran ? hours and 63 lb of propane used. Robert made a motion to accept operators report. JR seconded.

The special interest items that were discussed:

**Old Items**

- Robert made a Motion to read over the Special Meeting. JR seconded. Motion approved
- Wellhouse status – exterior is almost completed, interior is just started.
- Attorney General's office says website satisfies the public information for the community. Need to send out a general letter for information. Include Website, Facebook. Minutes are not approved until next meeting when they are approved by board.
- Cameras are installed and active
- Website is active
- Internet active
- Zelle is active

- CSI letter is being sent out the Crowson's, 30 day notice. CSI certified plumber. Used a form letter
- TRWA training class. Mandatory Investment training class. Operations training
- 

### **New Items**

- Regulator in Electrical control box – 3 bids – will cycle and run as long as we want. \$650 for parts and materials. Other 2 bids were
- \$2700 plus didn't come out to walk the site. Brad made a motion to accept bid, Robert seconded.
- Special Meeting for Hurricane Preparedness
- Electrical starter control box and Lights needs to be replaced. Brad made a Motion to move forward on new project. Robert seconded
- Meter lids – need to replace missing lids and asking Robert to replace the missing lids so doesn't because a safety issue.
- State inspection coming up July 2. Certified flow meters on the both wells. Jeremy set it up and the certification was completed. Flow meters are both in spec and ready for TCEQ inspection.

### **Discussion**

- Well house dumpster –
- JR made a motion to close the meeting. Brad second
- Open to Public – Judy Huebner asked to see Annual Minutes. Stating she wanted to VIEW the minutes. Board decided to create a website to add the Annual Minutes. Judy also wants to see the By-Laws. Need a Executive Meeting to discuss how to move forward with attorney
- Set Time for next meeting - 7/30 @ 6:00
- JR motioned we adjourn and Brad second Motion approved

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

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**MINUTES FROM JULY 30, 2025 MONTHLY BOARD MEMBER MEETING**

The meeting was called to order by President, Danny Anderson. Present at the meeting, were Board members: Tere Brenner, JR Ungles, Angie Massey, Mary Sitarski, Brad Stevens and Robert Randolph. Angela Ungles and Judy Huebner attended.

Called to order

The special interest items that were discussed:

1. By Laws of Northpark Supply Corporation – as Board of Directors we have to go the each page and approve each section. Then goes to membership and review and make suggestions. Can be sent out by Proxy and do not have to be present but if only a few vote that counts and the whole community.
  - a. Article II – if both president and Vice are out falls to Secretary/Treasurer
  - b. Article III – debt assumed for non-profit. Required by law. We are a WSC Check with Prosperity for bond information.
  - c. Article IV – Directors divided into (3) classes based on rotation of every 3 years for all directors and then annual elections of officers.
    1. Section 1 - If President every 3 year term is up but Officer term is not the is a conflict.
    2. Section 2 – another law needs to be added. How an officer can be removed from office. Also, if someone terminated from the board. Board can vote the change .Angela will look for state terminology on illegibility for reinstatement to the Board.
    3. Section 3 – Remove “not” in the last sentence of the paragraph.
    4. Section 4 – Conflict of Interest Policy
  - d. Article V –
    1. Section 1. – Standard Open Meetings Act – New Laws, as of September 1st, states 3 Business, Not 72 hours. Holidays must have a list of adopted days.

2. Section 2 – good

3. Section 3 – Angela would like to add code so community can find More information. All of the government codes 551 are on the NWS website.

4. Section 4 – Again code 551

5. Section 5 –

e. Article VI – Out of Chapter 67 of Water code except the date of annual meeting. What is the “Members hold 10% of the votes entitled to be cast” - 10% of community including the Board members. SOG’s – what needs to be included in handout for meeting.

f. Article VII - good

g. Article VIII – good

h. Article IX – good

i. Article X -

1. Section 1 – good

2. Section 2 – Doesn’t matter how many properties you own, you only have one vote.

3. Section 3 – Twelve monthly charges – base service charge – should be Deposit fee

j. Article XI – good

l. Article XII – moving service to another person – Needs to be CHANGED TO ACTUAL PROCEDURES.

Recess Workshop, Tere made a motion, jR Second

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**MINUTES FROM AUGUST 27, 2025 BOARD MEETINGS**

The meeting was called to order by President, Danny Anderson. Present at the meeting, were Board members: Brad Stevens, Tere Brenner, JR Ungles, Mary Sitarski, Angie Massey, and Robert Randolph. In attendance for the community was Caleb Massey and Judy Huebner. The quorum established.

Judy Huebner wanted to know why agenda was not posted on time. Angela said it was posted on time but there was a computer glitch.

The Board reviewed the Special Minutes Meeting, June Minutes, and Workshop Minutes from the July meeting. There were no comments or questions concerning the minutes.

The Board reviewed the Financial Reports for June and July. Total income for June was \$5630. Monthly expenses totaled \$4522. A total of \$1108 was recorded for the month. The total of all funds on deposit was \$276,718.

Total income for July was \$5499. Monthly expenses totaled \$13,158. Transferred \$10,750 to cover the cost of the well house repair. A total of \$3091 was recorded for the month. The total of all funds on deposit was \$264,139.

The Operator's Report for June was reviewed. Wells pumped – 469,500 gallons with well hours of 113, Booster pump hours were 133.22 and chlorine was 12# during the month. Generator -booster pump meters were not working so could not get hours used. Propane also 63 Lb used.

The Operator's Report for July was reviewed. Wells pumped – 491,300 gallons with well hours of 120, Booster pump hours were 138.2 and chlorine was 11# during the month. Generator -booster pump meters were not working so could not get hours used. Propane also 63 Lb used.

The special interest items that were discussed:

1. Quorum established
2. Public forum – Judy wants to know why agenda was not posted. Was posted but there was a computer glitch and had to be refreshed. Brad wanted to know the website address. Will have a second set of eyes view and verify agenda is visible.
3. Judy had more issues – By Laws from 2008 were adopted. JR states the By Laws were adopted by the Board and voted by the communities. One of the reasons we are revising the By Laws and bringing them up to date.

4. Why were cabinets not approved before we bought them. They were less than \$300 so did not need approval.
5. Limit meetings to 2 hours – Consent Agenda – Board members were sent an email with June and July reports. Judy wants to know why she can't have a copy. Not approved yet and when they are approved they will be posted on website. Consent Agenda Reports were approved Motion we approve by JR, second by Robert.
6. Financial reports were reviewed for June and July. Operators report was reviewed for June and July. Robert mentioned that site glass on meter at Perez residence was hard to read. Make note for buying new meters.
7. Electrician still has not installed.
8. Horner's nest behind building
9. Fire extinguisher purchase for the office.
- 10. Danny Made a motion to move into Executive Session, Robert seconded**
11. Agenda's – Annual meetings is supposed to be attended by 10% of communities. NWS has a couple of ballots that came back so verifies that the By Laws were sent out and agreed upon. The current By Laws, from the previous Board, can only changes can be approved by the Board. Once By Laws are voted in, they need to be sworn in. This is the issue where Judy is having a problem.
12. Judy's request for Annual Minutes has been completed and if she has more questions it is a New set of requirements. We are required to legally give her the documents. Does the Board agree that we have satisfied her request and we can close Judy's request.
13. Residents are asking why phone is not being answered. We believe they are calling the old number.
14. Individual of the Board can not speak for the whole Board so it is encourage to keep options to yourself. Resident will be asked to put the requests in writing instead of verbal requests. Board members should back up President.
15. Use Point of Order to move on in meeting instead of letting Judy continue to speak.
16. Real Property – not big enough with compliance. Office is not big enough. There was a suggestion to temporarily move the meetings to the Fire Station. Hopefully, Fire Station will voluntary a meeting room. JR will ask the Fire Station. Office could be a fire hazard with door opening in instead of out. Need a handicap ramp as well. This fall under legal action for not being compliant.
17. Brad says residents are complaining to him. Jacquin says that he was made to get a CSI for his travel trailer while another resident didn't have to have a CSI. All this is from the past that we are trying to make a change. Teresa King has a trailer that is not hooked up to the water system. They are using their tanks. Travel Trailers should not have to have CSI. Danny asked an official at the TRWA conference about trailer hook-up and they verified travel trailers didn't need CSI.

18. New resident on CR 4322 should have a CSI completed.
19. Resident made payment for another resident that couldn't make their payment. The payment was \$10 late and the resident that made
- 20. Tere made Motion we close Executive Session. Robert seconded**

**21. Back to Open Session**

22. (Topic 7) Tere made a motion to close the request by Judy Huebner.
23. not going to move on purchase real property.
24. Move the meetings to the Fire Station ESD #3? Temporarily? Robert made motion to move the meeting. Danny second
25. Topic 8 – to finish our By Laws – we will have to reschedule with 3 business days ahead. If we want to do By Laws and SOG at the same time it's going to be a long day. Robert made a motion to reschedule a new meeting.
26. Topic 9 – more secure email. \$81.83 per month per email. Trying to decide how to arrange the individual email. Motion was made by Danny to have 4 emails – one President, one VP, one Sec, and one for Board.
27. New Meters – contact Jeremy about buying new meters – site glass on Perez meter is hard to see. Robert made a motion to put a cap on price of the new meter purchases. \$1000 cap. Tere second the motion.
28. Chapter 67 discussion tabled
29. Topic 12 - tabled JR made motion and Robert seconded
30. Topic 13 - \$100 deposit refund. Research how many are due a refund, how many have been here for more than a year, and then research if they have any bad payment so they would not be eligible for a refund. JR motioned to table, Robert seconded
31. JR motioned to close business. Robert seconded.
32. JR motioned we adjourn meeting, Robert seconded

Set date for next meeting – September 24 2025 @ 6pm

**Northpark Water Supply Corp.**  
**ESD 3 Fire Station**  
**8704 FM 1409**  
**Dayton, TX 77535**  
**936-258-7970**

**MINUTES FROM NOVEMBER 19, 2025 MONTHLY BOARD MEMBER MEETING**

The meeting was called to order by President, Danny Anderson. Present at the meeting, were Board members: Angie Massey, Mary Sitarski, Robert Randolph, Brad Stevens, Tere Brenner, and JR Ungles.

Community: Angela Ungles, Judy Huebner, and John Payne

Called meeting to order - quorum met

**1. Public speaking**

**a. John Payne:**

- i. Questions regarding water rates being raised in January
- ii. Requesting information on amount being given to board members for being on the water board
- iii. Wants to know what the cameras at the wellhouses are for

**b. Judy Huebner:**

- i. Questions regarding her outstanding invoices
- ii. Wants to know if all the documents for the annual meeting will be sent out ahead of time as well as if we will be going over the newsletter packet tonight
- iii. Wants to clear up the last meeting and confusion with the agenda
- iv. States our bylaws have the date preset for the annual meeting

**2. Consent Agenda**

- a. JR makes a motion to table this item for next meeting, Brad Seconds, All in favor

**3. Old Items**

- a. Discuss and take action on revision of Bylaws, approval, and date to mail to water recipients
  - i. Brad makes a motion to move forward with presenting the Bylaws to the community, JR Seconds, All in Favor
- b. Discuss the update on the Tariff being emailed to PUC **(NO ACTION)**

- c. Discuss and take action on a neighborhood newsletter to be mailed with the bylaws **(NO ACTION)**
- d. Discuss and take action on computer and hard drive purchase **(NO ACTION)**

**4. Open Session Items – New Items**

- a. Discuss and take action on purchasing a new Booster Motor
  - i. JR makes a motion to purchase, Motion rescinded.
  - ii. JR makes a motion to put a \$2,100 cap on the purchase, Angie seconds, All in favor
- b. Discuss and take action on automating the water system and purchase a pressure level indicator **(NO ACTION)**
- c. Discuss and take action on setting a date for the annual meeting and possible Neighborhood Barbecue
  - i. FEBRUARY 08, 2026 @ 1PM, with the monthly meeting directly after.
- d. Discuss and take action on the porch for the NWS building
  - i. JR makes a motion to get bids on revisions for damage and adding a ramp, Tere seconds, All in favor
- e. Discuss and take action on a placement area for receiving payments from customers
  - i. This item to be completed with D.
- f. Judy Huebner requests **(NO ACTION)**

**5. Set New Meeting Date/Time and Adjourn Meeting**

- a. Next meeting scheduled for 12/17/2025 @ 6PM
- b. Tere makes a motion to adjourn the meeting, JR seconds, All in favor

Meeting Closed

**Northpark Water Supply Corp.**

**276 C.R. 432**

**Dayton, TX 77535**

**936-258-7970**

**MINUTES FROM NOVEMBER 26, 2025 SPECIAL BOARD MEMBER MEETING**

The meeting was called to order by President, Danny Anderson. Present at the meeting, were Board members: Robert Randolph, Mary Sitarski, Brad Stevens, Angie Massey, Tere Brenner and JR Ungles.

Community: Angela Ungles and Kaleb Massey

Called meeting to order - quorum met

**1. Executive Session**

**2. Open Session Items – New Items**

- a. **Discuss and take action on revision of Bylaws, approval, and date to mail**
  - i. Tere makes a motion to mail out the Bylaws on November 28, 2025, Robert Seconds, All in Favor.
- b. **Discuss and take action on Neighborhood Newsletter to be mailed with Bylaws**
  - i. Robert makes a motion to mail out the newsletter on November 28, 2025, Brad Seconds, All in favor.
- c. **INFORMATION ONLY – New motor has been installed but will need new breakers. Emergency issue resolved.**

**3. Close Session**

**4. Adjourn Meeting**

- a. Tere makes a motion to adjourn, All in favor

Meeting Closed

## FINANCIAL REPORT JULY 2025

11/1/2025 through 11/30/2025

Subcategory	Total
<u>Income</u>	
WATER SALES	4,767.29
Total Income	4,767.29
<u>Expenses</u>	
EQUIPMENT : New Booster Motor	2,661.25
COMPUTER : Payment	780.51
TESTING : Yearly TCEQ Sample	547.00
OFFICE SUPPLIES : Phone	331.25
BILLS : Electricity	276.68
POSTAGE : Stamps	215.38
TAXES : Other Taxes	204.76
OFFICE SUPPLIES - Unassigned	41.62
SECURITY CAMERAS - Unassigned	21.52
WEBSITE	18.18
Total Expenses	5,098.15
<hr/>	
Income less Expenses	(330.86)

## NORTHPARK WSC ACCOUNT BALANCES FOR 2025

As of 11/30/2025

Account	Total
<hr/>	
Assets	
<hr/>	
Bank and Cash Accounts	
SAFE DRINKING WATER FUND	27,850.03
CHECKING'	12,725.23
CAPITAL IMP. SAVINGS	224,615.99
Total Bank and Cash Accounts	265,191.25
Total Assets	265,191.25
<hr/>	
Net Worth	265,191.25

# Year 2025 Monthly Operators Report

Month	Pumping - Well #1 & # Well hours	Booster hours	Chlorine used	Generator Hours	propane
Dec-24	384700				
January	410,700	98	91.9	15	63
February	367,300	95	92.7	8	63
March	378,300	88	112.2	12	63
April	353,100	85	103.8	10	63
May	708,900	170	181.5	15	63
June	469,500	113	133.2	12	63
July	491,300	120	138.2	11	63
August	470,500	114	127.5	12	63
September	493,500	139	120	15	63
October	509,500	215	149.2	20	63
November	509,300	151	154	15	63
December					
Totals	5,161,900	1,388	1,404	145	

# Monthly Board of Directors Meeting Agenda

*Northpark Water Supply Corporation*

*276 CR 432 Dayton, TX 77535*

*December 17, 2025 @ 6:00pm, Fire Station*

1. Call to Order
2. Establish Quorum
3. Discuss and take action on Certifying Vote of By Laws approval
4. Open to Public (2 Minutes)
5. Executive Session
  - a. Personnel issues
6. Close Executive Session
7. Open Session Items - New Items
  - b. Set new date for 2026 Annual Meeting / Monthly Meeting,
  - c. Discuss and take action on revised sign in sheet
  - d. Wrapping up year 2025 business
8. Old Items
  - a. Discuss and take action on progress of SOG's
  - b. Review status of Motor purchase, Breakers, and Electrical
  - c. Discuss and take action on approval of past meeting minutes
9. Close Session – set time and date for meeting in January
10. Adjourn Meeting

**Northpark Water Supply Corp.**  
**276 C.R. 432, Dayton, TX 77535**  
**936-352-0258**

**MINUTES FROM DECEMBER 17, 2025 BOARD MEETINGS**

The meeting was called to order by President, Danny Anderson. Present at the meeting, were Board members: Angie Massey, Robert Randolph, Mary Sitarski, JR Ungles, and Brad Stevens. Angela Ungles was present for the community.

1. NWS Community held the vote for the new By Laws. Everyone at the meeting turned in their votes. The votes were counted by Judy Huebner and Carol Rutherford. Revised By Laws passed 39-yes, and 10-no. Judy Huebner objected to Robert Randolph's vote, stating he wasn't on the tax rolls. So in fairness, even though he was approved by previous president to be a member, his vote was not count in total.
2. Public 2 minute –
  - a. Judy Huebner again voice her option that Robert Randolph was not a member and his vote should not count. Also, stating TX Water Code 66- when the annual meeting is supposed to be held.
  - b. Carol Rutherford - wanting water turned back on at her son and daughter's properties.
  - c. John Payne – wanted to know why there was a special meeting on 12/26 and who made up the 2 minute public could speak rule. He wants to talk as long as he likes. Danny explained the rule of not allowing the public to speak more than 2 minutes.
  - d. Joseph Burrows – asked the names of the current board members. We all introduced ourselves and the positions we held.
  - e. Minerva Cisneros – asked if reports would be on the website – Danny answered “Yes”.
  - f. No more questions so Danny ended the 2 minute Public Section – Tere motioned and Angie seconded.
3. With quorum in attendance the Board voted to pass the 2025 Revised By Law – Tere motioned and JR 2nd.
4. Entered into Executive Session
5. Open Session

Close Meeting – Tere motioned, Brad 2nd

The meeting was adjourned.

NORTHPARK WSC ACCOUNT BALANCES FOR 2025

As of 12/31/2025

Account	Total
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Assets	
Bank and Cash Accounts	
SAFE DRINKING WATER FUND	27,850.03
CHECKING	13,817.10
CAPITAL IMP. SAVINGS	224,615.99
Total Bank and Cash Accounts	266,283.12
Total Assets	266,283.12
<hr/>	
Net Worth	266,283.12

2025 FINANCIAL REPORT NORTH PARK WSC

12/1/2025 through 12/31/2025

Subcategory	CHECKING	Total
<u>Income Categories</u>		
WATER SALES	6,956.76	6,956.76
Total Income Categories	6,956.76	6,956.76
<u>Expense Categories</u>		
BILLING/BOOKKEEPING	155.80	155.80
BOOKKEEPING	600.00	600.00
CELLULAR	240.35	240.35
CONSULTANT	375.00	375.00
METER READING SUPPLIES		
METER READING SUPPLIES - Unassigned	200.00	200.00
Total METER READING SUPPLIES	200.00	200.00
OFFICE MANAGER		
OFFICE MANAGER - Unassigned	600.00	600.00
Total OFFICE MANAGER	600.00	600.00
OFFICE SUPPLIES		
Billing Cards	93.74	93.74
RVS Program	405.00	405.00
Total OFFICE SUPPLIES	498.74	498.74
OP. SERV. CHRG		
OP. SERV. CHRG - Unassigned	700.00	700.00
Total OP. SERV. CHRG	700.00	700.00
Total Expense Categories	3,369.89	3,369.89

2025 FINANCIAL REPORT NORTH PARK WSC

12/1/2025 through 12/31/2025

Subcategory CHECKING Total

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Grand Total 3,586.87 3,586.87

## Year 2025 Monthly Operators Report

Month	Pumping - Well #1 & #	Well hours	Booster hours	Chlorine used	Generator Hours	propane
Dec-24	384700					
January	410,700	98	91.9	15		63
February	367,300	95	92.7	8		63
March	378,300	88	112.2	12		63
April	353,100	85	103.8	10		63
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July	491,300	120	138.2	11		63
August	470,500	114	127.5	12		63
September	493,500	139	120	15		63
October	509,500	215	149.2	20		63
November	509,300	151	154	15		63
December	528,100	200	168	21		63
Totals	5,690,000	1,588	1,572	166		