

**KING CREEK WATER SUPPLY CORPORATION
BOARD OF DIRECTOR MEETING MINUTES**

Date: March 24, 2026/**Time:** 6:30pm-8:05pm/**Location:** 204 CR 1605, Clifton, TX 76634 (Kurt Miner's game room)/**Audio and Virtual Meeting:** Not available due to unavailability of WIFI & Phone service

Type of Meeting: Monthly Meeting

Attendees: Kenneth Eubanks, P.; Pam Kellan, Sec/Treas.;

Facilitator: Kenneth Eubanks

Bruce Roebuck, Pete Kientzle, Ron White, Shauna Latham

Note Taker: Kenneth Eubanks

Unable to attend: Craig Hoffman, VP

Timekeeper: Kenneth Eubanks

Guests/VIP's: Rheetah Pritchard

Meeting Called to Order: 6:30 pm with quorum

AGENDA TOPICS

1. **Public Comments (5 minutes)**-----Rheetah Pritchard
Rheetah introduced herself, as new member that purchased property at 107 1603 (Zapata's property)
2. **Secretary's Report (5 minutes)**-----Kenneth/Pam
Ron moved to accept February Board minutes. Pete 2nd. Motion passed
Discussion: None
3. **Treasurer's Report (5 minutes)**-----Kenneth/Pam
Pam moved to accept February Treasurer's Report. Ron 2nd. Motion passed
Discussion: Kenneth stated that he did not see anything of concern with balances or expenditures

NEW BUSINESS

- A. **Jacque Pepperling to address Board concerning use of the driveway for water plant**
Kenneth moved to strike the driveway discussion from the agenda since Jacque never replied back to Kenneth questioning her agenda and she was not present at meeting. Shauna 2nd. Motion passed.
Discussion: None
- B. **Discuss and take appropriate actions to remedy conflict between our Corporate Tariff, Bylaws and Water service Agreement**
Ron moved to accept the Proclamation declaring the Tariff as the governing authority for the structure and application. Shauna 2nd. Motion passed.
Discussion: Kenneth explained that this proclamation was advised by the TRWA Legal assistance, in order to set the order of precedence for the fee structure and fee management for KCWSC.
- C. **Discuss and take appropriate action concerning the KCWSC bulletin board on corner CR 1600-1603**
Kenneth moved to have the old KCWSC bulletin Board removed from Rheetah Pritchard's property (107 1603). Ron 2nd. Motion passed.
Discussion: Rheetah explained to the Board that she wanted to enclose her property with a fence which would prevent access to the bulletin board and preferred that it be removed. Kenneth explained that the bulletin board had not been used officially since declaring the KCWSC website as the official notification to the membership. There was no binding reason to maintain it. Pam requested that the metal piece with King Creek name be retained and relocated to the well location in honor of Lonnie who constructed the structure. The Board decided that the bulletin board would be removed "as convenient" and without delay.
- D. **Discuss and take appropriate action concerning Acct #55 Membership Fee (Pritchard)**
Pam moved to refund the membership fee of \$372 that Ms. Pritchard had paid. Bruce 2nd. Motion passed.
Discussion: Kenneth explained the historic process that KCWSC followed by transfer of membership with the property was unless notified otherwise, it would be assumed that current owner agrees to transfer membership fee. Furthermore, since the property was transferred before this meeting's date and the proclamation of governance was just voted on, it would be in good faith to refund the membership fee of \$372 to Ms. Pritchard.

OLD BUSINESS

- A. **Discuss and take appropriate actions to approve 2026 Annual Membership Meeting**
 1. **Acceptance of Director's Application(s)**
Kenneth moved to accept Rheetah Pritchard's request to remove her Director Application for Board position from the 2026 election. Ron 2nd. Motion passed.
Discussion: Rheetah explained to the Board that she is interested in the being on Board, but it was her intention to serve when there is a Board vacancy that needed to be filled. Kenneth thanked her for her interest and hoped that she would become active with water system in future.

2. Confirm and approved Ballot items

Kenneth moved to make a proclamation of unopposed candidates therefore appointing Shauna Latham and Craig Hoffman to the Board of Directors for another term. Ron 2nd. Motion passed.

3. Approve Member Packet and Meeting Agenda

Pete moved to accept the Ballot for Bylaw changes, proxy form and Membership packet for the Annual Membership Meeting. Pam 2nd. Motion passed.

Discussion: Kenneth explained that he would send to the print shop the following day (March 25th).

Pam requested budget for Membership Meeting (food/tent). Kenneth moved to set the budget to \$1000 due to inflation costs. Pete 2nd. Motion passed.

Discussion: Pam stated she will get the best deal she can.

Pam presented her written resignation to be effective June 30th, 2026, which will help get through the Annual Membership Meeting. The Board acknowledged her request and her dedicated service to KCWSC.

B. Discuss and take appropriate actions concerning selling the water system and/or contracting a general business management company to handle daily business of WSC

Kenneth discussed what had been forwarded regarding services that PUC offered with the sale of system and management services that are offered. He will be setting up a meeting and letting Board know.

C. Discuss and take appropriate actions regarding the status and operation of the water system

1. Booster Pump #2

Kenneth briefed the Board on the repair and status of booster pump #2. It is back on line and functioning, but the bill for the repair has not been received. Kenneth anticipates the repair bill to be between \$1500 and \$3500.

2. Replacement of well pump

Shauna moved for KCWSC to seek to replace the current well pump and Ronk control with a new pump and VFD control. Bruce 2nd. Motion passed.

Discussion: Kenneth presented two options to the Board for the replacement of the pump. The least expensive would be to replace the exact same equipment that is currently in service. This option would range between \$25,000 to \$36,000 depending on the amount of pipe required to be replaced. The second option would be replace the Ronk with a Variable Frequency Drive (VFD) which would greatly reduce the wear-and-tear on all the equipment thus theoretically extending its working life. This option would range between \$34,500 and \$45,500. Kenneth presented the financial status of the Capital Improvement Fund and the impact these options would have financially. The money is available for this replacement. Kenneth will let Jurgensen Pump know of the Board's decision.

3. Well house renovation/replacement

Pete presented drawings that he had prepared to the Board. He and Kenneth had taken measurements and brainstormed on the layout. Kenneth stated that he had met with a utility contractor on Friday (March 20th) to discuss the project. The contractor suggested that it would be easier and more economical to convert the existing storage/file building into the equipment building instead of building a completely new building for the equipment. This would require another structure but it would be cheaper. Kenneth expressed the need for close coordination between having the well pump replaced and the equipment moved to the new location.

D. Discuss and take appropriate actions regarding the Director's Report

Kenneth reviewed the late payments with the Board. One account is chronically late in payments. Each time David sends a notice of water to be cutoff, he finds a partial payment in the meter box.

E. Executive Session (closed to public)

None

F. Adjourn Meeting

Shauna moved to adjourn meeting at 8:05 pm. Pam 2nd. Motion passed

Discussion: None


Kenneth Eubanks, Pres.

5-12-26
Date


Pam Kellan, Sec/T Date