

November 1, 2025

October 9, 2025 – Water Board Meeting of The Grove Water Supply Corp.

Board Members Present: Glenn Schwanke, Guy Mathews, Susan Winkler-Dossey, Mike Seiler, and Chris Slaughter

General Manager/System Operator Justin Veazey and Financial Controller Amy Veazey were not present.

Visitors: Byron and Rose Baird with Enclave Subdivision

Byron stated that they have done three phases of development at the Enclave, Lake Belton. The Grove Water Board has issued two different letters committing to an aggregate total of seventy-four water meters. Based upon their inventory of installed water meters, there are twenty-nine meters installed, leaving forty-five to be installed. The way it has been working up until now is that when someone buys a lot and starts construction of a house, typically they are installing a meter. That has been going slow as it is custom home subdivision. He is uncomfortable and would like to make sure everyone has clarity on how many meters have been installed, not installed and there are not any outstanding commitments out there. His hope or expectation is to get all meters for all lots installed by the end of the year. Our development company will be the members getting those meters although we will not be pouring water out of them yet. There are twelve lot owners that will need to go ahead and get their meters. If they don't, the HOA will go ahead and get those meters as well. So, our hope is to have all those meters installed by the first of the year. That is a lot of work to fill out an application for each lot or maybe a bulk application for the remaining meters.

Susan said that there should be a file for each one, a file for each entity. Then as the lots are sold, you could transfer the meter at that time. Amy and Justin could send them the proper paperwork.

Just to clarify, the developer/landowner will be putting in meters for the lots that have not been sold, and the HOA will put in the meters for the lots that have sold but have not applied for a meter. Those would be the two entities.

Guy said it actually works better for the board to have those meters in the ground.

Secondly, we are in discussions with the county to develop more lots. We would like to make a formal request for meters for those thirty-three lots. The reason the first lot was capped at seventy-four lots was because of an access issue. How many homes you could have off of one entrance? For the next phase we are in discussion with the county to make a second entrance off of Owl Creek. The county says that isn't necessary at this time because we do not have all the lots sold and there are not that many residents living there at this time. Once construction starts on the seventy-fifth home, we would start the road extension which is about a mile and a half that would tie into Owl Creek. That is a very large capital requirement. That would allow us to sell a few more lots that possibly would be high value to help us pay for the road, water line, electrical and everything. The expectation of that is that we would put some kind of performance bond in place so if for some reason we failed to exist, the county would have easements so we could perform that if we couldn't. Those things would have to be in place, and we are talking with them now and hopefully withing the next month or two those issues will be worked out.

This triggers the next question, which is, do you have water to serve the next phase. We are requesting thirty-three more water meters. We need to have clarity and need to know those to whom we need to talk. When we have to put in the mile and half road, that would also mean putting in the mile and half water line. That would put in another loop verses a single line and we just need to see if the capacity is there. With the infrastructure commitments we are having to make with these next two steps we are talking about, take us down to the last item on my list. We hope and desire for this year to go through scoping negotiations or end result to have some kind of written agreement in place for the Enclave subdivision. The land we have and we assume, the entirety of what could ever be done, clearly identify how many more water meters are needed, the timing and availability of that and what it is going to take to accomplish that. We would like to have that in place. There has been a lot of informal communications about Gatesville and the various water and where we get the water from, water rights. We just need clarity so that we can make our plans. At some point, once we do the next extension and tie into Owl Creek, we will have put in enough road for substantial more home sites available. Now, whether or not we can platt them and actually sell them as a home site with deliverable water is going to be controlled by what you can provide. We have to understand if that is possible in the future, what are those conditions and if not, so that we can make alternative plans for what we can do with those tracts of land. I am happy to answer any questions but really like to know who from The Grove I need to be talking to.

Chris said Glenn is the one to talk to.

Guy said it all depends on our engineer. He will be the one to determine if you can put thirty more meters in on that line.

Chris said we would need to see what is cost effective.

Byron agreed and understands that there is only so much water the BRA grants. We are all working off of a pie, and there are only so many slices. We are now at a point where we need clarity about what we are able to do moving forward. What are the costs for providing that? We have to look at all alternatives. If you guys refuse and say you can't provide service. There is the option to form a water company. We have talked to TCEQ and Clearwater and I think we understand what is involved. That is not something we want to do.

Susan said you are not a CCN and I am not going to grant you access.

Byron said he does not want to run a water company. Do we sell larger tracts where people can put wells in. There are other options. We estimated that there are three and half miles of line from the treatment facility to the water tower. That isn't cheap to update. We are prepared to pay our fair share.

Susan said it wouldn't go to the water tower; it will go to Owl Creek Road to tie into the existing lines.

Byron said that is something our engineers will need to meet with The Grove engineers. If we are doing something that meets these customers, we understand. If we are doing something that benefits the entire membership, than we should be entitled to get something back. That is above my pay grade. We really need to have a plan.

Susan said we appreciate that.

Guy said the earlier the better.

Byron asked for Glenn's phone number, email, and proper spelling of his last name.

Byron presented a drawing where the proposed thirty-three meters would be.

Glenn said there is one issue that The City of Gatesville is taking forever to resolve. There is a new City Manager, and we still need to have a written contract with The City of Gatesville. We have 400-acre feet of water that we want them to treat for us. That will help us provide those meters. They want to redo all the contracts. They have done another study; they are looking forward to all their projects that they need to update their water delivery and treatment system. Once they do that, they have a schedule of price increases. They are going to increase prices each year until 2030, I believe. They aren't going forward with anything until the City Council approves it. The only thing that changes in the contract is

what we are going to pay them for the treated water, bonds, the rights don't change. The bonds, when they borrow money, we are obligated to pay on those bonds as one of the customers. When they get all that done, we have been trying to get that water treated for two or three years. The City Manager has changed several times.

Byron thanked Glenn for sharing that, unfortunately if the communities here don't manage and utilize the water it has rights to, it is going down to Georgetown.

Glenn said all the lake rights have been purchased and there is no more to be had. But at the same time, they are putting in a pipeline and pumping water south. Not sure where they got the rights from. The state knows they have water issues. They are trying to fund the water development board more water. Texas Brazos Authority doesn't want to get any more lakes for storage capacity. Ground water isn't going to be in a good situation; all the water cables are dropping. Most of the wells in the ground now will go dry by 2030 or 2035. It is going to be tough in years to come. Middle eastern countries build plants and use sea water. They have to pipe it a long way; it is a process.

Byron said he appreciates what the water board does and for making the community function. We have made changes in our subdivision and rewritten our covenants to encourage zero scape and native planting as well as minimize irrigated yard areas. We encourage folks to be mindful in managing the water they have.

Rose presented a packet with information, emails, phone numbers for the additional water meters.

Byron thanked everyone for listening.

Chris, Susan, Guy all thanked Byron for coming out.

Glenn thanked them as well.

Rose asked if there is a timeline to hear back for planning purposes.

Glenn said that they could meet anytime. We really want the City of Gatesville to get a contract together that will include everything we want, and they need before we can say x numbers of meters will be approved. We are limited right now. Glenn didn't have any numbers with him. We have already done the study. We new how many meters we could put in and with the road going all the way through with the line upgrades. I just don't think we had enough without them treating the 400-acre feet of water. If we get this contract approved, I think we will.

Susan said yes, we have to have the additional acres of feet treated in order to be able to sell them the water.

Glenn said it would exhaust all the resources and we would come of short. We wouldn't have anymore meters for anyone else. I think we have all that written down. I don't have any more questions, you are more than welcome to stay for the rest of the meeting.

Susan asked if Justin left any notes.

Glenn said the valve at the treatment plant has been repaired and the meter has been installed. It does work to fill the overhead storage. We needed that valve repaired so we could use the Scada to fill the overhead storage. That is in service beginning this past Monday. They are going to fire up the generator and get it serviced, and the Scada at the standpipe will be functioning as well. I sent everybody the results of our meeting with the engineer. I would like everyone to go through the notes. That is everything we think we need to finish the pump station.

Mike said the pump station looks good.

Glenn said with the water storage we proposed for that. Right now, we are at 133% utilization on the standpipe with the additional water storage, it will down to 58%.

Guy said that is room for growth.

Glenn said the engineer is working on right now. He has our requirements for what we need to do. We have to hire an electrical engineer.

Susan said this says a sixty-thousand-gallon ground storage, welded steel. I thought we were going with concrete.

Glenn said that welded steel is cheaper.

Mike said it will still be on the ground.

Glenn said probably a standpipe like the one we have now, just a little shorter. We don't have prices yet but that is what they are thinking, that welded steel is cheaper. These are all of the talking points, and they will start getting estimates as well as a design done.

Susan said this is a three phase for the, so we can get quotes for the electrical wiring.

Glenn said yes, we will have to get quotes for all of that.

Susan said we need a bid sheet. So, this is what we need and if there is anything they have forgotten, we need to create a bid sheet.

Mike asked if there was any interaction with DOMO.

Glenn said that is another issue. We can't tell them anything until we have a contract from the City of Gatesville. They still want water in some capacity. They can't be their own water system.

Susan said she isn't going to give up CCN. It isn't an option.

Glenn said it is a fair play bond and can be amended.

Susan said no, we are not giving up any area in our CCN.

Glenn said he didn't have anything else.

Susan asked if Justin had anything else. Any brakes or new meter requests.

Glenn said no.

Mike said Yvonne Deutschman had called him and with the leak that happened, it displaced them and another family due to the line not being flushed. The other family became ill from drinking the water.

Susan asked if there is a flush valve at the end of that line. After the line is filled, it is flushed.

Mike said he didn't think the line was flushed.

Susan said they did a hot fix and that is not a requirement.

Chris said when they do a hot fix, nothing can get into the line. It is spraying out until you clamp down on it to stop it.

Glenn said no boil notice or flush required.

Susan said yes, it is a hot fix. No way for dirt to get in the line because it is spewing.

Glenn said the annual meeting will be the second week in February. He will send an email with the timeline and whose terms are expiring.

Susan said she will not be here for the meeting.

Glenn said we also have the engineer working on making a drawing for the water pipe that will go through the additional slab or sidewalk on the east side of the building.

Susan asked if they are installing the generator next week or testing it.

Glenn said yes, testing it next week.

Rose asked about the ground storage.

Guy said they are requiring us to put in a lot more storage where the blue standpipe is.

Glenn said it is treated water.

Chris said when the pumps go out, it will push the water out until the pumps get back online.

Guy said the government is requiring it.

Susan said yes, we have to have treated water for drinking purposes.

Chris said yes, we have to have so much ground storage so if the pumps are working you still get pressure.

Rose said she is just trying to understand.

Guy made a motion to adjourn.

Second by Chris.

Meeting adjourned.

Old Business:

Electrical for building

Replacing meters

Replacing oldest water lines

New Business:

Contract from the City of Gatesville

Proposal for thirty-three meters at the Enclave, Phase 2

Transcribed by Pam Seiler

Date Approved: \_\_\_\_\_

Secretary/Treasurer: \_\_\_\_\_

Guy Mathews

