

**DIAMONDHEAD WATER SUPPLY CORPORATION 28717 Waikiki Lane, Montgomery, TX 77356**

**Monthly Meeting Minutes: September 9<sup>th</sup>, 2024.**

**Board Members:**

- Ray Leon, President: Present
- Charlie Michalak, VP: Present
- Carol Fine, Treasurer: Present
- Dean Kisseberth, Director: Present
- Eddie Hudson, Director: Present
- Cami McSween, Secretary: Absent

**Guests:** Becky Radcliff

*Sign-in sheet available.*

The meeting commenced at 7:09 pm in the clubhouse. The previous monthly meeting was held on August 12th, 2024.

**Agenda:**

- **Welcome and Call to Order**  
The meeting was called to order by President Ray Leon. Quorum was established.
- **Special Guest**  
AIA Insurance agent Mark Kaufman discussed Diamondhead WSC insurance. Reviewed coverage. Board to update insurance property coverages for full replacement values after thorough review of inventory.
- **President's Monthly Notes**  
Read and discussed. Motioned for acceptance by Dean Kisseberth and seconded by Charlie Michalak.
- **Review of August 2024 Meeting Minutes**  
The monthly minutes were motioned for acceptance by Charlie Michalak and seconded by Carol Fine.
- **Review of August 2024 Treasurer Report**  
The treasurer report was motioned for acceptance by Charlie Michalak and seconded by Eddie Hudson.
- **Review of Financial Operations Report**  
Report reviewed and motioned for acceptance by Eddie Hudson and seconded by Carol Fine.

## **Business:**

- **SJRA:** Pricing decrease passed through to residents. Rate schedule changed with Hays billing and uploaded to PUC site. Rate schedule placed on website. **Completed.**
- **Texas Copper/ Lead Database:** Service Line Inventory by Hays reported 3 residents with copper service lines and 1 residence with copper on property side. Estimate is \$500.00 x 3 residents. **Motion to replace copper service lines** now with work order to Hays. Motion to accept: Charlie Michalak, second: Carol Fine. Plan to provide residents with a filter to use during repair of line and for 3 months following. Resident with copper line on his property notified and advised to repair per TCEQ/EPA requirements. Hays to complete their inventory list of Diamondhead WSC and submit to TCEQ prior to Oct. 16<sup>th</sup>, 2024.
- **Well Data:**

**Well No. 1:** June 9<sup>th</sup>, 1990. 257 feet deep, 4" casing. On file with TCEQ as active well. The well was decommissioned August 2001.

**Well No. 2:** February 13<sup>th</sup>, 1991. 424 feet deep, 6" casing, 10HP. On file with TCEQ as active well.

**Well No. 3 (Now referred to as Well No. 1):** August 8<sup>th</sup>, 2001. 412 feet deep, 5" casing, 5HP. Not of file with TCEQ. Weisinger did not submit required documents to TCEQ for well registration.

**Well No. 3 (Now referred to as Well No. 1):** Inspected in 2018, full rehabilitation with new well pump performed by Weisinger.

### **New Well Quote Data:**

- Weisinger has increase prices since our original bid. Price for 6" well with casing down full length of well depth now \$136,212, sales taxes, electric and piping to pumphouse not included.
  - Weisinger requires 50 percent down to start and balance on project completion.
  - Well distance between new and existing well 30' to prevent fluid breaching.
  - Well construction timeline after issuance of purchase order to Weisinger: TCEQ 60 days for well plan review, 30 days for LSGDC permit and two weeks for drilling.
  - TCEQ requires 0.6 GPM per water connection which equates to 87 gallons per minute requirement. If Well No. 2 fails, we can only supply 60 GPM. TCEQ Code for required redundancy, page 2, item C.
  - TCEQ requires 200 gallons per connection water storage capacity.
  - Need to maintain 20 PSI for Fire protection capacity.
  - TCEQ: Our old well can be classified as emergency stand-by well. Must test every 5 years and submit TCERQ documentation of testing results.
  - We will need to correct well information and resubmit to Lonestar: Well # 3 data on October 2024 permit renewal.
  - Well permit binder required for compliance with TCEQ on current wells.
  - Pending TCEQ information on wells # 3 from Ray
- **Hays:** Ray met with Phillip from Hays and reviewed Ray's data on the last 1-year history of lift station pump repairs. Discussion: Concerned about 32,000. Cost in pump failures. There are no

rails on our lift stations so that repairs are costly, labor time to remove pumps and piping together. Our pumps controls can't stop or reverse when impeller is clogged. Phillip will evaluate all future invoices. Third party vendors are allowed but let Hays know prior. Hays warranty is 1 year- parts only.

- Neptune electric meters installation on track for final completion by November. Ray will talk with Matt regarding his 2-inch meter, consider switching to 3/4 inch. It is cost prohibitive for app tracking of our smart meters. \$50,000 for network controller plus a radio tower.
- **Diamondhead WSC Website:** Website is up and running. Required documentation has been added to website. Ray is continuing to monitor and update.
- **PFAS (forever chemical):** PFAS were detected in 70% of the samples collected nationally. **Initial monitoring must be completed by 2027, followed by ongoing monitoring and public notification, i.e. (consumer confidence report).** By 2029, implement solutions to reduce 6 PFAS if exceed MCLs and provide public notification of the violation.
- **Money Market Account:** Present high interest-bearing money market account is nearing 6-month completion. **The board will renew as there is no penalty for early withdrawal. With Jeffrey's resignation, the board will allow this account to expire and then replace with 2 active board member's signatures.**
- **Re-route South Lift Station:** Old bid is \$62,000. In addition, \$3,000 to rent a portable lift station and further costs to update controls. 600 feet of added pump distance. North station: concerns regarding manhole integrity. Further research needed into viability.
- **Capital Expenses:** Discussion to review Hays bill at meeting and highlight capital items vs repair. Keep capital expense items in excel log.

**Voting: 1) All present board members in attendance voted Yes to replacing 3 copper service lines and providing Hays with this work order.**

#### **Opened for Public Comments**

**None**

#### **Operations Update: (Jeffrey received this today)**

- Pumped VS Billed: 98.62%
- GPM #1: 60, GPM #2: **141 (Monitoring Well #2 for decrease).**
- Daily Booster PSI: 59 averages.
- Chlorine Levels: Normal at 1.56 ppm.
- All 3 Lift Station: Normal usage throughout month.
- Lone Star Groundwater: 27.17% annual

**Next Meeting:** Scheduled for 7:00pm on October 14<sup>th</sup>, 2024 at Diamondhead Clubhouse.

**Adjournment:** The meeting adjourned at 9:05 pm on September 9th, 2024, after a motion to accept by Dean Kisseberth and seconded by Carol Fine.