

RIVER ACRES WATER SUPPLY CORPORATION

MINUTES OF REGULAR MEETING

JULY 19, 2022

THE STATE OF TEXAS §
§
COUNTY OF NUECES §

On the 19th day of July 2022, the Board of Directors of the River Acres Water Supply Corporation convened at 5:30 P.M. in a Regular Meeting at the Corporation's Office, 15602 Northwest Blvd., Suite H, Robstown, Texas, there being present and in attendance the following, to wit:

President	David Wishard
Vice President	John Fernan
Secretary/Treasurer	Janine Pruski
Director	Ron Hellberg
Director	Michael Olszewski
Director	Jeff Holley

Staff:	Office Manager	Kaylee Reed
	Legal Counsel	Charles W. Zahn, Jr. (Via teleconference)

Board of Directors Members
Absent: None

Number of Members Present: One (1) Via Teleconference

CALL TO ORDER

1. A quorum being present, the meeting was called to order by the presiding officer, Mr. Wishard, pursuant to posted notice.

RECOGNITION OF GUESTS

2. Mr. Paul Pilarczyk, Engineer for the Corporation, Mr. Marcos Alaniz with Nueces County Water Control Improvement District #3 ("The District"), and Mr. Hector Benavidez with The District.

RECEIVE CONFLICT OF INTEREST AFFIDAVITS

3. President David Wishard asked for Conflict-of-Interest Statements. No Conflict-of-Interest Statements were provided by any member of the Board of Directors.

PUBLIC COMMENT

4. There was no public comment.

MINUTES

5. Approval of the minutes.
 - a. Upon motion by Mike Olszewski and a second by Janine Pruski, the Minutes of June 21, 2022, Regular Meeting of the Board of Directors were unanimously approved by the Board of Directors.

IMPLEMENTATION OF STAGE 1 WATER RESITRICTIONS

6. The Board of Directors reviewed and discussed the current drought conditions.

UPDATE FROM THE DISTRICT ON SYSTEM OPERATIONS

7. Mr. Marcos Alaniz and Mr. Hector Benavidez with The District provided the following updates:
- a. The District recommended putting check valves on all properties that have water wells in the system to prevent any residual issues.
 - b. There were two leaks in the system that have been repaired. One leak located at 15018 Northwest Blvd. and the second leak at County Road 75/Wade Street.
 - c. As of July 1, 2022, the valve exercise program has been completed within the system. This will be repeated every 6 months.

UPDATE FROM RAW'S ENGINEER, PAUL PILARCZYK

8. Paul Pilarczyk, the Corporation's engineer provided the following updates to the Board of Directors:
- a. All closing documents have been completed with the Texas Water Development Board for construction projects within the system.

RECESS OPEN SESSION AND CONVENE IN EXECUTIVE SESSION

9. At 6:04 pm Mr. Wishard announced that the Board of Directors would go into executive session to deliberate construction contracts for Person's Services and The 5125 Company as well as receive legal advice in connection with Cause No. 22SC-0014-JP51: River Acres Water Supply vs. Victor Leo Villarreal pursuant to the Section 551.072 of the Texas Open Meetings Act.

RECONVENE OPEN SESSION

10. At 6:47p.m. Mr. Wishard and Board members reconvened in open session. Upon motion by Ron Hellberg and a second by Jeff Holley, the Board of Directors unanimously approved to pay the balance owed to Person's Services out of RAW'S's Prosperity Operating account.

UPDATE FROM RAW'S ATTORNEY CHARLIE ZAHN

11. Charlie Zahn, the Corporation's legal counsel provided the following updates to the Board of Directors:
- a. No additional information on the alleged nefarious activity by a former employee.

DISCUSS NEW BOARD POLICIES

12. Director Ron Hellberg presented a draft of the following policies for board discussion
- a. Preventing staff from granting outside computer access
 - b. Social media for the Board of Directors and employees
 - c. Preventing disclosure of Personally Identifiable information
 - d. Restrict unauthorized access to the file room

No action was taken as a result of that discussion

OFFICE MANAGER UPDATE

13. Kaylee Reed, Office Manager, provided an update to the Board of Directors as follows:

- a. Kaylee Reed reviewed the bank account reconciliation with the Board of Directors.
- b. Kaylee Reed advised the Board of Directors that the Corporation's bank account balances are as follows:
 - i. Operating account \$409,669.85
 - ii. Construction account \$57,174.11
 - iii. Bond Reserve I \$200,838.45
 - iv. Bond Reserve II \$43,852.47
 - v. UMB Green Money \$111,105.87
 - vi. UMB Sweep Money \$260,175.68
- c. The Original Petition for the CR73A property has been filed and served on the tenant for legal action.
- d. The 2021 financial audit is wrapping up and awaiting review by the auditor to submit a draft to RAWs.

DISCUSS OPEN BOARD OF DIRECTORS POSITION

14. The Board of Directors discussed the open board position. No action was taken as a result of that discussion.

DISCUSS THE "TO DO'S" FROM THE 2022 ANNUAL MEMBERS' MEETING

15. The Board of Directors discussed the following items:

- a. Process/Procedure to amend sections of the Bylaws annually.

DISCUSS JUNE 2022 LTM REPORT

16. The Board of Directors reviewed the June 2022 LTM report.

DISCUSS JUNE 2022 DIRECTOR'S REPORT

17. The Board of Directors reviewed the June 2022 Director's report.

DIRECTOR COMMENTS

18. Mr. Wishard asked for comments from the Board of Directors.

ADJOURN

19. As there was no further business to come before the Board of Directors, a motion was made by Janine Pruski with a second by Ron Hellberg to adjourn.

RIVER ACRES WATER SUPPLY CORPORATION

By 
David Wishard, its President

ATTEST:


Janine Pruski, its Secretary