

# SKY LAKES WATER SUPPLY CORPORATION

## Annual Meeting

March 14, 2023 – 7:00 pm

Hockley Community Center

## Minutes

President Lammers called the meeting to order at 7:09 p.m. and a moment of silence was observed.

Present: Peter Lammers, Chris Bartholomew, Ken Kopech, Carole Nemec, Joan Robertson.  
Eight customers.

Agenda and 2022 Annual Meeting minutes were distributed, and current Board Members were introduced.

Power point presented by Peter Lammers

2023 in review:

### Repairs:

1. Mainly customer lines and breaks in main lines in Section II
2. Deepwell pump for well 5 was pulled and a leak in the riser line repaired
3. Due to lightning activity the controller for the standby generator was destroyed, this has been replaced.
4. A surge suppressor is now installed in the power system for the pump house and wells 2 and 5
5. One pressure pump electric motor replaced
6. Maintenance contract for generator was initiated

### Volunteer support:

No volunteer projects planned

### Operator:

Flowatch Inc. from Cypress (832.967.2782)

Minor repairs, 24 hr phone service, meter reading, general plant management

Plans for 2023 and Long Term:

1. Continue operating with FloWatch
2. Battle infrastructure repairs in Section II
3. Make minor repairs to tanks and piping
4. Control cost and expenses by early warning of leaks or other abnormalities

5. Consideration to replace the client meters over time to remote readable meters to improve reading accuracy and bring reading cost down
6. Accumulate capital for Section II infrastructure and increase the dues for the water system with 10%
7. Look into option for partly early repairs of infrastructure of Section II
8. Small rate increase on base usage and additional amounts due to inflation and cost increase.
9. Proposed 10% on base would become \$ 37.41 from \$ 34.31, additional from \$ 5.75 to \$ 6.00 per 500 gallons additional usage

## Overview of Financial Cashflow and Assets

( See attached)

Health assessment of our water system:

Wells great shape with level monitoring (2, 4 & 5) (A+)

Pumps all new, and insulated (A+)

Well housings are in good shape, some water damage (A-)

Storage tank 13 years old, needs minor repairs (B)

Electrical System needs small repairs (B)

Distribution system

Main Line (sec I A+, sec II c)

Distribution lines (need repairs) (A+ sec I) (C- sec II)

Generator Maintenance Contract (A)

Billing system (A)

Annual Water Quality Checks:

After every pipe break the water is tested for bacteria

Water Quality Test (Every quarter)

At the water entry point

Tested for metals

2023 Maintenance Short term plans

Pressure Tank inspection 5 years (inside, due 2025)

Tank inspections 1 year (outside)

Carry out small repairs to the GST and pressure tank

Paint the holding tank

Floor opens for questions:

Discussion regarding readable meter and their reliability.. They will be installed to the entire customer base at a later date. He said that a property owner can opt out if desired.

Election:

Floor open to fill vacancies. .

Election proceeded. Joan Robertson is reelected and Russell Medack elected for three year terms

Meeting adjourned

Submitted by Carole Nemec, Secretary