

Westwood Shores MUD Board Meeting Update
April 1, 2024

Thank you to all the customers who attended our meetings on March 18th and 25th. Below are some highlights. Board minutes will be posted on our website after approval at our April 15th meeting (www.westwoodshoresmud.com – see District Information Tab).

Bond Authorization Election:

- Bond Authorization Election: May 4, 2024. Early voting dates are **April 22-30**. There will be a ballot item giving voters the opportunity to vote in favor or against whether the district can issue bonds to support future capital improvement projects.
- The Board is requesting authorization to borrow up to \$7,000,000. Our Engineer, Financial Advisor and Attorneys are in the process of preparing the formal materials to be made available to the public for inspection. The proposed areas target for spending are not limited to the below but currently include:
 - Improve the supply of good quality water to WP1; source(s) to be determined.
 - Improvements at Wastewater Treatment Plant with a goal of decreasing on-going costs of maintenance related to sludge removal and increasing reliability by bringing a second clarifier back into use.
 - Rehabilitation of approximately two miles of sanitary sewer pipes to decrease the impact of root incursion and silt deposits at the Wastewater Treatment Plant.
 - Utilize TWDB loan to inventory and replace lead/copper service lines as required by current EPA regulations.
 - Set aside a portion of the authorized funds for an unforeseen emergency.
- We will hold public forums on **Monday, April 15 at 6:00pm** and **Saturday, April 20 at 10:00am** at the Westwood Shores Clubhouse.
- The District reached agreements with its current attorney and engineer to act as advisors on the issuance of bonds related to our Lead and Copper Rule Revision (“LCRR”) – Inventory & Lead Service Line Replacement project. The Board approved Blich & Associates as its new financial advisor for (1) the above LCRR project and (2) other District matters including debt financing and recommending property tax rates.

Engineer:

- The TWBD is reviewing our funding application for the LCRR project.
- The Board authorized a Sulfate Source Identification and Reduction Study related to renewal of our wastewater treatment plant discharge permit renewal.
- Plans and specifications for the recoating of the internal side of the roof and rafters of the ground storage tank at water plant 1 are being prepared for TWDB review.
- The Board authorized a not-to-exceed budget of \$10,000 for air quality testing to monitor potential hydrogen sulfide gas emissions at water plant 1. Monitoring results will determine if we need to take any mitigating action.

Operations:

- Precision reported a significant reduction in brown water calls with six calls from March 1 – 18 versus 128 in February. The hydrant run time to flush brown water has been reduced from 3.5 hours in January to 1.5 hours in March.
- Our water supply/demand statistics are as follows (in thousands of gallons):

Supply	Gallons ('000)	Usage	Gallons ('000)	Accounted For:
Wells (Feb 1-29):	3,403	Billed	2,213	
TRW (Jan 17 – Feb 16)	551	Maintenance	1,450	
		Wastewater Treatment Plant	100	
Total	3,954	Total	3,763	95%

- Precision plans to increase the number of flushing valves in the district. If you are experiencing brown water, please call Precision’s hotline (281-456-9825) as they cannot prioritize if they are not aware of issues.
- In February we paid \$37,140 to repair a major sewer manhole collapse near the Westwood East mailboxes. This was an emergency repair (unbudgeted).
- In April Precision will begin work on approximately 35 repair items with an approved budget of \$342,000 identified in their 90 Day Assessment presented in January.

Bookkeeper:

- We track our books across three major fund areas: General Operating, Capital Projects, and Debt Service. A detailed description of the purpose of each fund is covered in the Customer Update distributed on February 28, 2024.

Fund Book Balances as of February 29, 2024:

General Operating	\$1,267,528
Capital Projects	\$2,033,334
Debt Service	\$ 533,904

- Budget: Below is fiscal year spending from July 1 - February 29 versus the budget. We expect an increase in the pace of expenditures as Precision begins work on newly approved repairs.

Budget Category	7/1/23 – 2/29/24 Actuals	7/1/23 - 6/30/24 Budget
Operating Income	\$ 1,920,818	\$ 2,426,000
Operating Expenses	\$ 1,264,539	\$ 2,083,992
Other Expenses	\$ 4,958	\$ 340,000
Total Expenses	\$ 1,269,497	\$ 2,423,992
Net Income	\$ 651,318	\$ 2,008

Administrative:

- Customer reminder: As outlined in our Rate Order, in instances where a homeowner has a water/sewer stoppage in their lines, the operator should be contacted first. If a plumber is called first and repairs the line, the MUD will not be financially responsible for repairs if the stoppage is found on the MUD’s side of the line.
- We are getting closer to implementing Neptune my360, an app to help some customers monitor water usage remotely. The next step is office staff training.
- We continue efforts to determine the financial practicality of entering a contract with the City of Trinity to provide us water; we are currently evaluating our historical consumption to project long term daily needs.
- We are working with potential vendors to outsource district landscaping upkeep.
- Our next regular meeting is expected to be Monday, April 15, 2024 at **1:00pm**.