

**WHITE HOUSE WATER SYSTEM
MINUTES OF THE BOARD OF DIRECTORS
OCTOBER 30, 2023
6:00 PM**

Roll Call and Proof of Quorum, present were:

Lloyd Heard, President	Jennifer Smith, Secretary-Treasurer
Jody Camp, Vice-President	Jason Padgett, CEO, NBU
Dewayne Holley	Jeff Donald, COO, NBU
Rick Bullard	Lauren Bounds, Operations Supervisor, NBU
Ed Pickle	

Others present: Vicki Hendrix, Ron & Vivian Gibbons, Rickey Gunter, Billy & Gloria Wallace.

With quorum present, Ed offered the prayer, everyone recited the Pledge of Allegiance and Lloyd called the meeting to order.

Old Business:

1. **Update on ADEM funding:** Lloyd stated that everything was on track, other than needing the form back from Adams & Reese.
2. **Update on Pro WHWS & Pro-NBU Committees:** Lloyd stated that he had received no new update on the committees.

New Business:

Vicki Hendrix addressed the Board about the need for a fire hydrant on Dockens Lane. She stated that there are 5 houses currently on the road and one that is being built. She stated that the fire department told her that drafting from the pond that is there may be an option. Lloyd asked her if she and the neighbors who are affected would be willing to pay for a hydrant, and that WHWS may consider installing it if so. She said she would talk to the neighbors and find out. She thanked the Board for their time and consideration, and Lloyd thanked her for coming in and talking to them.

The Well and Maintenance Reports were given by Jason Padgett. Jason stated that the well was turned off on September 26th by JD who turned in the final MORS report stating that it was his final report. Jason and the NBU operators prefer to not turn the well back on due to it not operating to NBU's satisfaction. The system is using 100% usage from NBU, and that NBU has the daily usage readings. Jason stated that for a while that they (NBU) have felt like the problems the system was facing with the breaks were being caused by the added pressure on the system by the well and so far the system has not had a break since the well was turned off. Jason also stated that the tank was full. Lloyd stated that the backlog of work orders and the problems were the reason that the Board terminated the contract with the former company and voted to enter the contract with NBU, and that the work orders had been caught up and problems been addressed and that the former maintenance staff seem to be exceedingly happy being employed by NBU. Gloria Wallace asked Lloyd why NBU hired the maintenance staff when they were not employed by the previous management company. Lloyd stated the former Board entered into the contract with Water Management Services, that the contract with NBU is basically the same and the cost was the same, the only difference is that NBU employs the maintenance staff and WHWS employs the office staff. Mrs. Wallace asked if the tank is now full of NBU water and whether the system will have to pay for it. Lloyd stated that the system would be responsible for the cost of the water, same as always. Rickey Gunter asked how

many bids were given on the maintenance contract. Lloyd said he asked 5 different companies for bids and received 3 quotes and that NBU was the most cost effective. Rickey asked if he could get the names of the other bidders. Lloyd said perhaps, and that Rickey was out of order and that there would be no more interruptions. Jason continued with the Maintenance Report, stating that there were 23 locates completed in September and 29 in October, with 4 county permits requested. They completed 152 work orders that included new service, turn off/turn on's, meter changeouts, leaks, etc. They also inventoried the shop and took pictures of all inventory and trucks and cleaned them up. All work orders reflect any materials used from the shop and everything is accounted for. At this time, he is not aware of any leaks on the system. They are also working on mapping meters, hydrants, and valves, and have mapped 21.1 miles of main and 104 valves, and that every time a locate is performed, they go ahead and map any valves or meters in the vicinity. They have been painting and cleaning any hydrants and are working with the volunteer fire departments to determine a list of any issues with hydrants that need to be addressed. The SCADA is working at the tank, and there are a lot of high-pressure issues in the system that are being addressed. Dewayne asked if they will replace any material from the shop that is used, and Jason stated that every month they will provide an itemized list with everything used from the shop and what has been used from NBU inventory. Rick asked about whether the well will be brought back online. Jason stated that with issues with the meter and the chemicals used, he and his operators were not comfortable bringing the well back online at this time. Rick asked if the meter was being replaced or repaired. Jeff stated that the meter was sent back to Water Services to be repaired or replaced. Lloyd asked Jason for a list of costs associated with what it would take to get the well back online so the decision could be made if it would be cost-effective to turn it on or not. Jason said that he would get with his operators and Jeff and see what it would take.

Dewayne made a motion to accept the Well Report, seconded by Rick. Motion passed 100%.

Jody made a motion to accept the Maintenance Report, seconded by Ed. Motion passed 100%.

Jennifer then gave the Office Report, including correspondence with Delta Elementary regarding the underbilling that had occurred, and a request for payment of the last 12 months. Jennifer also included a timeline for the election process and asked if there would be a Nominations & Election Committee as it was last year. Ed made the motion to accept the Office Report, seconded by Jody. Motion passed 100%.

The next order of business was the Financials for August, September, and October MTD, along with Year-to-Date PNL Report, the balance sheet, and the check register for September. Ed made a motion to accept the Financials, Jody seconded the motion. Motion passed 100%.

The fifth order of business was the Board Meeting Minutes for September. Ed made a motion to accept the minutes, seconded by Rick. Motion passed 100%.

The sixth order of business was the Wex Report for September. Jody made a motion to accept the report, Ed seconded the motion. Motion passed 100%.


Jody made a motion to go into Executive Session, seconded by Dewayne, to discuss the Delinquent List, Customer Issues, and Personnel issues. Motion passed 100%.

After returning to regular session, Ed made a motion to decrease the current water rates as follows:

Base Rate:	\$14 for 0 through 2,000 gallons
Gallons 2,001 and up:	\$6.00 per 1,000 gallons to be billed in increments of 100 gallons

The motion was seconded by Dewayne. Motion passed 100%.

Ed then made a motion to adjourn the meeting, seconded by Dewayne. The meeting was adjourned at 8:06 pm.



Lloyd Heard, President



Jennifer Smith, Secretary-Treasurer