

**MINUTES TO A
REGULAR MEETING OF THE
BOARD OF DIRECTORS
STONEWALL WATER CONTROL AND IMPROVEMENT DISTRICT**

February 22, 2024

The Board of Directors of the Stonewall Water Control and Improvement District (the "District") held its regular meeting at 9:00 a.m. at the Oro Bianco Italian Creamery located at 48 Ranch Road 1623, Stonewall, Texas 78671, pursuant to notice of said meeting posted in accordance with Chapter 551 of the Texas Government Code, whereupon the roll was called of the members of the Board, to-wit:

Nikolaus Hopkins	President
Mark Nebgen	Vice-President
Laurel Hoekstra	Secretary
Henry Rohlfs	Treasurer

All Board members were present. Also in attendance, Dirk Jordan ("General Counsel"), Louis Eckert ("Community Member") and Timothy Young with Professional General Management Services, Inc. ("General Management").

1. Call to Order and Establish a Quorum.
President Hopkins, after finding the notice of the meeting was posted as required and that a quorum of the Board of Directors was present, called the meeting to order and declared it open for such business as may come before it at approximately 9:04 A.M.
2. Receive Comments from the Public.
None.
3. Appoint Director to Vacant Director position.
Community Member Louis Eckert introduced himself and showed interest in volunteering for the District during the January regular meeting. Secretary Hoekstra moved to appoint Mr. Eckert to the vacant Board position. Vice-President Nebgen seconded the motion. After full discussion and all voting in favor, the motion carried.
4. Approve Minutes to Previous Regular Meeting Held on January 18, 2024.
Copies of the draft minutes to this meeting were presented and reviewed. The proper spelling of Mr. Louis Eckert's name was noted. Treasurer Rohlfs moved to approve the January minutes as presented. Secretary Hoekstra seconded the motion. After full discussion and all voting in favor, the motion carried.

5. Payment of Current Bills and Invoices.
Treasurer Rohlf presented a report on invoices and bills to be approved for this period. There were no unexpected or extraordinary bills or invoices presented and all bills pertained to the normal operation and management of the District. Secretary Hoekstra moved to approve the payment of bills and invoices as presented. Vice-President Nebgen seconded the motion. After full discussion and all voting in favor, the motion carried.

6. Financial Statements for the Period Ending December 31, 2023.
Treasurer Rohlf presented to the Board a financial report for the period ending January 31, 2024. It was noted that some calculations in the report were erroneous. Discussion of this item was tabled to allow time to correct the error(s).

7. Receive operations report relating to current system operational issues and take action deemed necessary thereon. (Presented by Professional General Management Services, Inc.)
Management presented the System Operations and Management Report to include (a) water accountability, (b) status of system accounts and (c) significant events. A copy of the Systems Total Report, Allocation of Receipts, Exceptional Usage Report and Adjustments Report were also presented and discussed as a matter of routine.

It was reported to the District that one additional water leak was reported and repaired on Cemetery Dr. Water use by the vineyards increased sharply in the last month. Two of the winery accounts used more than 150,000 gallons and received significant bills, which have been paid in full. PGMS will continue to contact these customers and require a reduction in use in accordance with drought policy and use restrictions.

Daniel Hester, of Affordable Pump Solutions, has committed to completing the replumbing prior to the next regular meeting.

PGMS has tested the generator and the backup power system worked as expected.

A pending work list was also provided.

Secretary Hoekstra moved to approve the management report, Vice-President Nebgen seconded the motion. After full discussion and all voting in favor, the motion carried.

8. Old Business – Operations update, take action as needed.

- Update on Drought Plan and High-Water Users.
Drought Contingency Plan has been updated and no further discussion is needed. Secretary Hoekstra moved to approve the final draft Drought Contingency Plan as presented. Vice-President Nebgen seconded the motion and after full discussion and all voting in favor, the motion carried. Barring any addendums, this item will be removed from future agendas.

- Update on Meter Located at 1623 Strip Center.
PGMS is to draft a letter to the tenants of Mr. Scott informing them of the unauthorized connection they are currently using. This letter shall be presented at the next regular meeting.
- Update on the VFD Emergency Fill Hydrant.
There is no update to the emergency fill valve.
- Update on GST Progress
TTE LLC submitted to the District “Contract Modification, Change Order #1” to include additional work required to complete the GST base. The new work will cost the District and additional \$ 78,680. With approval of the change order, TTE, LLC. shall begin construction. Treasurer Rohlfs moved to approve change order #1. Secretary Hoekstra seconded the motion and after full discussion and all voting in favor, the motion carried.

Additionally, Burgess-Niple submitted to the District a Contract Amendment to include additional engineering of the GST piping and Structural foundation. This amendment adds \$7,900 to the engineering cost of the GST project. Treasurer Rohlfs moved to approve the contract amendment. Secretary Hoekstra seconded the motion and after full discussion and all voting in favor, the motion carried.

- Update on Highway 290 Expansion
TXDOT has noted that a draft “Standard Utility Agreement” is in their review process and shall be ready prior to the February regular meeting. Construction of the roadway has begun in the vicinity of Stonewall. To date, TXDOT has not begun excavation near any District water mains or services.

TXDOT shall be contacted to memorialize the reimbursement process for costs paid by the District directly.

- Update on Grant Progress and SP2125 Application.
Preliminary estimated costs have soared according to TXDOT. Originally budgeted at approximately \$650,000, new estimates have increased nearly \$1.5 Million. TXDOT has assured the District that this increase will be reimbursed.

9. Secretary’s Report.

None

13. Treasurer’s Report.

None.

14. President’s Report.


None.

15. Other matters as may come before the Board and take action necessary thereon.
- The date for next month's regular meeting was set for March 22, 2024, at 9:00 AM.
 - No other items were discussed.


President Hopkins asked if any further business needs to be brought forward. No additional matters were brought forward.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned at approximately 10:25 A.M.

PASSED AND APPROVED this 22nd Day of March 2024.



Nikolaus Hopkins, President
Stonewall Water Control and Improvement District



Attest, Laurel Hoekstra, Secretary
Stonewall Water Control and Improvement District