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Acct	Rt Name	Usage	Reading	WATER	SEWAGE	Late C	Connet	Adjust	Tap Fe	Equity	Tax	Stand	Prenai	Past Due	Total
285	1 GALLYAMOVA, ALBIN	3,600	8774	68.45	54.30						0.61			(832.88)	(709.52)
291	1 MILLER, EARL-PAMEL	2,000	435	58.05	48.00						0.53			(106.58)	0.00
299	1 ROSAS, JIMETTE	37,100	1435	528.55	79.52						3.04				611.11
303	1 HASTINGS, GEORGE &	1,300	3300	55.57	45.24						0.50				101.31
307	1 YEAMAN, KAREN	400	77	52.37	41.70			(36.00)			0.47			2.09	60.63
323	1 ROARK, ROB-CHERIE	6,700	14304	97.38	66.52						0.82				164.72
341	1 VAVRA, JAMES	1,900	10280	57.70	47.61						0.53				105.84
349	1 CALLAWAY, TRAVIS-K	0	5577	50.95	40.12						0.46			(8.47)	83.06
351	1 ELPERS, KEVIN	0	78	50.95	40.12						0.46				91.53
360	1 MAULDIN, JAMES D &	1,900	299	57.70	47.61						0.53				105.84
377	1 MC ALISTER, RHETTA	0	4490	50.95							0.25				51.20
380	1 RICHARDSON, JANEE	1,200	11492	55.21	44.85						0.50				100.56
386	1 DAVIS, HAMLET (BUDI	1,200	9338	55.21	44.85						0.50				100.56
404	1 BECKER, AL & LISETTI	0	5426	50.95	40.12						0.46				91.53
417	1 QUICK, DEBORAH	600	18820	53.08	42.48	10.00					0.48			(29.37)	76.67
426	1 ELLIS, JEFF & ROSE	4,800	3471	78.85	59.03						0.69				138.57
454	1 SORGEN, BRUCE	0	341	50.95	40.12						0.46				91.53
461	1 MARTIN, SCOTT	2,100	12795	58.70	48.39			(212.49)			0.54			207.14	102.28
464	1 CHAPPELL-COX, HEAT	3,500	9706	67.80	53.91	11.23					0.61			(47.13)	86.42
467	1 CHRIS ELDER HOMES	100	1	51.31	40.51						0.46				92.28
468	1 CHRIS ELDER HOMES	0	0												0.00
471	1 DEE, BOBBY AND ELSI	100	23	51.31	40.51						0.46				92.28
482	1 HARVEY, BEAU	9,800	10658	133.45	78.73						1.06				213.24
487	1 EPICH, KENNETH-CHRI	5,800	107	68.22	46.92						0.58				115.72
489	1 LECKY, JOHN	100	4502	51.31	40.51						0.46				92.28
492	1 RYAN, HILLARY A	0	584	50.95	40.12						0.46				91.53
497	1 HUBBARD, BRADLEY E	1,700	816	56.99	46.82						0.52				104.33
502	1 HARVEY, DIANNE-BEA	100	786	51.31	40.51						0.46				92.28
503	1 WOOD, GARY-MARY	4,500	9823	75.93							0.38				76.31
513	1 HOWARD, ROLAND-HE	100	212	51.31	40.51						0.46				92.28
520	1 MARTIN, ANNETTE & 1	5,500	10811	85.68	61.79						0.74				148.21
524	1 GERINO, THOMAS-PAT	300	1704	52.02	41.30						0.47			(1.00)	92.79
532	1 DAVIS, ELICE	3,300	9985	66.50	53.12						0.60			(330.65)	(210.43)
533	1 MORROW, CORY-SHER	6,100	14460	91.53	64.15						0.78			(59.46)	97.00
534	1 HOEKSTRA, DIRK	3,700	4642	69.10	54.70						0.62			(299.10)	(174.68)
535	1 HARMEIER, MACEY	3,400	9211	67.15	53.52			(10.00)			0.60			10.00	121.27

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Acct	Rt Name	Usage	Reading	WATER	SEWAGE	Late C	Conner	Adjust	Tap Fe	Equity	Tax	Stand	Prenat	PastDuc	Total
536	1 BEASTON, SAMANTHA	4,000	9607	71 05	55 88						0 63			(1 79)	125 77
540	1 MARTIN, SCOTT	100	310	51.31	40.51			212 49			0.46			(212 49)	92.28
542	1 ANDREWS, TAMRA	2,700	7420	62.60	50.76						0 57				113 93
543	1 GIMENEZ, JOE	2,700	6724	62.60	50.76						0 57				113 93
547	1 CHRISTENSON, ALLEN	2,700	12063	62.60	50.76						0.57				113 93
549	1 LOWERY, JOHN & EMIL	900	4597	54.15	43 67						0 49				98 31
550	1 TAPPAN, TRAVIS	5,900	5446	89 58	63 37						0 76				153.71
553	1 DURAN, OLIVIA	5,000	11697	80.80	59 82	16 39					0.70			(16 39)	141 32
554	1 MARTIN, JAMES & DOE	0	5435	50.95	40 12						0.46				91 53
555	1 BUS HANGARS LLC	1,300	2106	55 57				121.98			0.28			(121 98)	55.85
558	1 SKEEN, WILLIAM & HC	1,800	8395	57 34	47 21						0 52				105 07
559	1 BUS HANGERS LLC	1,100	656	54 86				(131 98)			0 27			65 49	(11 36)
561	1 THALE, BRYAN	7,900	6820	109.08	71 25						0.90				181 23
563	1 BILLINGSLEY, LITTLE	3,000	8376	64 55	51 94						0 58				117 07
564	1 BERTINO, DAVID-MAR	6,800	1508	98 35	66 91	13 79					0.83			(65 37)	114 51
565	1 WILLIAMS, MICHAEL	0	4	50 95	40 12						0.46				91.53
566	1 MARTIN, CHARLES & J	500	1192	52 73	42.09	10.00					0 47			71 53	176 82
567	1 STAGER, CHARLES & R	4,000	388	71 05	55 88						0.63				127.56
568	1 FULLER, JOSIE	2,000	3760	58 05	48 00	10 46					0.53			(10 46)	106.58
569	1 DUNLAP, LAJUANA	1,700	4255	56 99	46 82						0.52				104 33
572	1 PARTRIDGE, LESLIE R	600	204	53 08	42.48						0.48			(163.49)	(67 45)
575	1 DOLFUSS, NELSON	2,900	2649	63 90	51 55						0 58				116 03
576	1 WALKER, STEVE	1,200	1356	55 21	44 85						0 50				100 56
577	1 PETTICREW, FRED	200	42	51 66	40.91						0 46				93.03
578	1 MEJLENGER, L.C	0	145	50.95	40 12						0.46				91 53
579	1 PETRO SOURCE CONS I	0	9	50 95	40 12						0 46				91 53
580	1 WINTERS, REX	17,800	3041	239 05	79 52						1.59				320 16
581	1 REICHART, LINDA/JAY	0	3573	50 95	40 12						0 46				91 53
582	1 LERNER, STEVEN & NA	7,900	4920	109.08	71 25						0 90				181.23
583	1 WASHBURN, VALERIE	1,900	1267	57 70	47 61						0.53				105.84
584	1 PARK, CLARISSA	900	4447	54 15	43.67						0.49			(16 70)	81.61
585	1 MOON, THOMAS-JULIE	2,200	840	59.35	48 79						0.54				108.68
586	1 GRISSOM, ROGER-CAR	1,700	938	56 99	46 82						0 52				104 33
587	1 MC FARLAND, KATHY	3,200	4563	65.85	52.73						0.59				119 17
588	1 PUERTA, JACEN	700	203	53 44	42.88						0 48			(40 93)	55 87
589	1 MILLER, SCOTT-JUDY	1,900	1763	57 70	47 61						0 53				105.84

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Acct	Rt Name	Usage	Reading	WATER	SEWAGE	Late C	Conner	Adjust	Tap Fe	Equity	Tax	Stand	Prenai	Past Due	Total
590	1 WISNOSKI, PATRICK-L	500	6639	52.73	42.09						0.47			(11.06)	84.23
591	1 DAVIS, BRAD & GLYN	2,700	1851	62.60	50.76						0.57				113.93
592	1 MENENDEZ, LAUREN	5,100	4250	81.78	60.21						0.71				142.70
593	1 PENNER, KEN	5,800	4305	88.60	62.97						0.76				152.33
594	1 FERGUSON, DARLA	1,500	3047	56.28	46.03	2.00					0.51			(2.00)	102.82
595	1 JOHNSON, DEAN	100	61	51.31	40.51						0.46			(113.94)	(21.66)
596	1 RATTRAY, EVAN-PHEE	0	10438											614.44	614.44
598	1 CARMICHAEL, JUDITH	3,200	4417	65.85							0.33				66.18
599	1 JAMES, PATRICK	4,300	3862	73.98	57.06						0.66			(27.00)	104.70
600	1 COHEN, ISAAC	1,600	6631	56.63	46.42						0.52			(93.03)	10.54
602	1 DOSS, MICHAEL	0	345	50.95	40.12						0.46				91.53
603	1 HANCOCK, DEBORAH	1,700	484	56.99	46.82						0.52			(125.30)	(20.97)
605	1 DOUBLE F HANGER	200	564	51.66	40.91						0.46			(36.36)	56.67
606	1 LAMPLIGHTER 82 LLC	0	27	50.95	40.12						0.46			(116.94)	(25.41)
607	1 FFRENCH, LAWRENCE	1,800	11193	57.34	47.21						0.52			(20.89)	84.18
608	1 HISCHAR, PAUL-CHRIS	1,800	3586	57.34	47.21						0.52				105.07
609	1 PHILLIPS, ROBIN-LIND	1,700	1435	56.99	46.82						0.52				104.33
610	1 SHADDOX, JAMES	0	2	50.95	40.12						0.46				91.53
611	1 DAVIS, ELICE	1,200	231	55.21	44.85						0.50			(18.10)	82.46
621	1 BURT, JAY & AMBER	3,900	919	70.40	55.49						0.63				126.52
622	1 WILLIAMS-CERECEDO	2,800	1134	63.25	51.15						0.57			(45.76)	69.21
623	1 DEUTSCHLANDER, ASI	0	564	50.95	40.12	10.00					0.46			126.46	227.99
624	1 BRYANT, JESSICA H	3,300	5887	66.50	53.12						0.60				120.22
625	1 SIMMONS, JUNE	700	447	53.44	42.88						0.48				96.80
627	1 DONATTI, FERNANDO	400	15201	52.37	41.70						0.47				94.54
628	2 DAVIS, AMY & LANCE	6,800	4892	98.35							0.49				98.84
629	1 PRINCE, SHEILA	3,600	7138	68.45	54.30						0.61				123.36
633	1 MEADE, CARL-CELYN	0	0						1,725.00	4,600.00				(6,325.00)	0.00
637	1 GEACONE, JOSEPH-JE	5,300	655	83.73	61.00						0.72				145.45
638	1 RECKART, MARK	3,800	5295	69.75	55.09						0.62				125.46
639	1 FEINGERSH, LARRY A	3,100	448	65.20	52.33						0.59				118.12
641	1 KERLEY-JENSEN FAMI	0	915	50.95	40.12	10.00					0.46			92.28	193.81
643	1 MOORE, GLENN & SUS	3,100	4101	65.20	52.33						0.59				118.12
646	1 ATAROD, ESSI AND EL	100	1208	51.31							0.26				51.57
647	1 HIGHFILL, KIMBERLY	4,400	1445	74.95	57.46						0.66				133.07
648	1 NIGH, JOHN W-SANDY	2,000	730	58.05	48.00						0.53				106.58

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Acct	Rt Name	Usage	Reading	WATER	SEWAGE	Late C	Connec	Adjust	Tap Fe	Equity	Tax	Stand	Prepai	Past Due	Total
650	1 SZUMSKI, GREG-ANNE	0	10248	50.95	40.12						0.46				91.53
652	1 CARPENTER CUSTOM I	700	59	53.44							0.27			10.00	63.71
654	1 TRAN, VU NGHIA	400	3101	52.37	41.70						0.47				94.54
655	1 FLETCHER, MATTHEW	3,500	1037	67.80	53.91						0.61				122.32
656	1 FIGUEIREDO, DAVID	200	8539	51.66	40.91						0.46			(17.64)	75.39
657	1 HETZ, STEPHEN P & M	3,600	474	68.45	54.30						0.61				123.36
662	1 YU, JUNG	900	4479	54.15	43.67						0.49				98.31
663	1 LAMNECK, ANDREA	4,600	291	76.90	58.24						0.68				135.82
665	1 WESTERMAN, MARSH	8,400	530	115.25	73.22						0.94				189.41
667	1 MOORE CPG LLC	0	181	50.95	40.12		10.00				0.46			(10.00)	91.53
670	1 MC COY, ALAN-PAMEL	3,500	5688	67.80	53.91						0.61				122.32
671	1 BLOMSTROM, EVAN-T	2,100	582	58.70	48.39						0.54				107.63
674	1 LAPOINT, STEPHEN-HI	100	201	51.31	40.51						0.46				92.28
675	1 MOREY, JEANNE	4,200	883	73.00	56.67						0.65				130.32
676	1 HENDRICKS 2011 REVC	0	29	50.95	40.12						0.46			(116.19)	(24.66)
677	1 BEASLEY, BONNIE	700	6142	53.44	42.88						0.48				96.80
684	1 MAYES, MICHAEL-HEA	1,800	476	57.34	47.21						0.52				105.07
685	1 BELL, PHILLIP-SHERRY	800	1693	53.79	43.27						0.49				97.55
686	1 COX, DENNIS	300	17	52.02	41.30			(0.03)			0.47			0.03	93.79
687	1 WATTS-PENA, KAYLEE	5,700	624	87.63	62.58						0.75				150.96
688	1 HARVEY, BEAU-DIANN	700	15270	53.44	42.88						0.48				96.80
691	1 COHEN, JOSEPH-BARB	57,900	5210	840.55	79.52						4.60				924.67
692	1 BAYER, NANCY-CURT	8,100	821	111.35	72.03						0.92				184.30
694	1 BLAKELOC PROPERTII	1,400	8850	55.92	45.64						0.51				102.07
697	1 DEYO, RANDY	8,500	23526	116.55	73.61						0.95				191.11
698	1 MATTISON, JACE J	4,700	3943	77.88	58.64						0.68			(5.94)	131.26

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Acct	Rt Name	Usage	Reading	WATER	SEWAGE	Late C	Connec	Adjust	Tap Fe	Equity	Fax	Stand	Prepai	Past Due	Total
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Billing Register Summary

Reprinted for:

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WINDER

WATER	\$18,637.04
SEWAGE	\$11,981.62

Late Charge	\$207.45
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Connection Fee

Adjustments	(\$946.41)
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Tap Fees	\$1,725.00
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Equity Buy In	\$4,600.00
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Tax	\$152.76
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Stand By Fee

Prepaid

Windermere Oaks Water Supply Corp.

Total Current Charges	\$36,357.46
Past Due	\$2,384.79
Prepay/Overpay	(\$14,323.50)
Total Receivables	\$24,418.75

Total Usage	718,500
274 Accounts Listed	

Qualified By: All Customers Rate Category = X

Billing Register

WINDER

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Acct	Rt Name	Usage	Reading	WATER	SEWAGE	Late C	Connec	Adjust	Tap Fe	Equity	Tax	Stand	Prenai	
235	1 ANDERSON, JEFFREY	0	0									248.40		248.40
319	1 ARLDT, DONALD	0	0									248.40		248.40
538	1 BECKER, AL & LISETTI	0	0									248.40		248.40
374	1 BELL, SHERRY	0	0									248.40	(248.40)	0.00
418	1 BELL, SHERRY	0	0									248.40	(248.40)	0.00
44	1 BLACKERBY, TED & N.	0	0									248.40		248.40
57	1 BLACKERBY, TED & N.	0	0									248.40		248.40
410	1 BLAKE, MARIAN	0	0									248.40		248.40
485	1 BOOTH, RAY & MARY	0	0									248.40	(248.40)	0.00
481	1 BRANCH, JOHN & CARL	0	0									248.40		248.40
240	1 BROWN, DON & KATH	0	0									248.40	(248.40)	0.00
242	1 BURNETT, JEFF	0	0									248.40		248.40
354	1 BURNETT, JEFF	0	0									248.40		248.40
243	1 BURNETT, MARY FRANK	0	0									248.40		248.40
384	1 BURNETT, MARY FRANK	0	0									248.40		248.40
130	1 CARMICHAEL, JUDITH	0	0									248.40		248.40
246	1 CASS, TERREL	0	0									248.40		248.40
699	1 CAVAZOS, ELEANOR-A	0	0									248.40	(248.40)	0.00
248	1 CHANCELLOR JR., M E	0	0									248.40		248.40
236	1 CHRIS ELDER HOMES	0	0									248.40		248.40
250	1 CHRIS ELDER HOMES	0	0									248.40		248.40
452	1 CHRIS ELDER HOMES	0	0									248.40		248.40
453	1 CHRIS ELDER HOMES	0	0									248.40		248.40
457	1 CHRIS ELDER HOMES	0	0									248.40		248.40
462	1 CHRIS ELDER HOMES	0	0									248.40		248.40
472	1 CHRIS ELDER HOMES	0	0									248.40		248.40
476	1 CHRIS ELDER HOMES	0	0									248.40		248.40
517	1 CHRIS ELDER HOMES	0	0									248.40		248.40
571	1 CHRIS ELDER HOMES	0	0									248.40		248.40
614	1 CHRIS ELDER HOMES	0	0									248.40		248.40
617	1 CHRIS ELDER HOMES	0	0									248.40		248.40
618	1 CHRIS ELDER HOMES	0	0									248.40		248.40
619	1 CHRIS ELDER HOMES	0	0									248.40	344.40	592.80

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Acct	Rt Name	Usage	Reading	WATER	SLWAGE	Late C	Conner	Adjust	Tap Fe	Equity	Tax	Stand	Prenai	Past Due	Total
626	1 CHRIS ELDER HOMES	0	0									248.40			248.40
630	1 CHRIS ELDER HOMES	0	0									248.40			248.40
631	1 CHRIS ELDER HOMES	0	0									248.40			248.40
632	1 CHRIS ELDER HOMES	0	0									248.40			248.40
635	1 CHRIS ELDER HOMES	0	0									248.40			248.40
681	1 CHRIS ELDER HOMES	0	0									248.40			248.40
682	1 CHRIS ELDER HOMES	0	0									248.40			248.40
683	1 CHRIS ELDER HOMES	0	0									248.40			248.40
362	1 CHRISTENSON, ALLEN/	0	0									248.40			248.40
415	1 CHRISTENSON, ALLEN/	0	0									248.40			248.40
634	1 COVINGTON, GARY	0	0									248.40		344.40	592.80
501	1 CRUZ, CHARLES P & L	0	0									248.40		(248.40)	0.00
330	1 DAVIS, ELICE	0	0									248.40		344.40	592.80
483	1 DAVIS, H I (BUDDY)	0	0									248.40		344.40	592.80
364	1 DELEON, ARMANDO &	0	0									248.40		(248.40)	0.00
474	1 DEYO, RANDY & SANC	0	0									248.40			248.40
475	1 DEYO, RANDY & SANC	0	0									248.40			248.40
477	1 DEYO, RANDY & SANC	0	0									248.40			248.40
478	1 DEYO, RANDY & SANC	0	0									248.40			248.40
507	1 DEYO, RANDY & SANC	0	0									248.40			248.40
508	1 DEYO, RANDY & SANC	0	0									248.40			248.40
664	1 DIEGO, TAURINO S	0	0									248.40			248.40
642	1 DONATTI, FERNANDO	0	0									248.40			248.40
659	1 DONATTI, FERNANDO	0	0									248.40		(0.01)	248.39
678	1 DONATTI, FERNANDO	0	0									248.40		344.40	592.80
620	1 DUNLAP, LAJUANA	0	0									248.40		(248.40)	0.00
300	1 EAST GATE PROP	0	0									248.40			248.40
445	1 EAST GATE PROP	0	0									248.40			248.40
447	1 EAST GATE PROP	0	0									248.40			248.40
448	1 EAST GATE PROP	0	0									248.40			248.40
449	1 EAST GATE PROP	0	0									248.40			248.40
450	1 EAST GATE PROP	0	0									248.40			248.40
261	1 EVANS, MARY ELLEN	0	0									248.40			248.40
673	1 FALCO, MICHAEL SCO	0	0									248.40			248.40
262	1 FEINSILVER, ALAN D	0	0									248.40		(248.40)	0.00
510	1 FELIPE VON INC./RADE	0	0									248.40		(248.40)	0.00

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Acct	Rt Name	Usage	Reading	WATER SEWAGE	Late C	Conner	Adjust	Tan Fe	Equity	Tax	Stand	Prepai	Past Due	Total
518	1 FELIPE VON INC /RADE	0	0								248.40		(248.40)	0.00
519	1 FELIPE VON INC /RADE	0	0								248.40		(248.40)	0.00
264	1 FORD, JOHN	0	0								248.40			248.40
265	1 FOY, CAROL	0	0								248.40		(248.40)	0.00
669	1 FRITZLER, MICHAEL &	0	0								248.40		344.40	592.80
460	1 GALLYAMOVA, ALBIN	0	0								248.40		(248.40)	0.00
516	1 GASTONIA PROPERTIE	0	0								248.40			248.40
672	1 GREGG CUSTOM HOMI	0	0								248.40			248.40
348	1 GRISSOM, ROGER & C/	0	0								248.40			248.40
274	1 HAHN, GARY	0	0								248.40			248.40
275	1 HANNAFIN, ANNE	0	0								248.40			248.40
422	1 HARMEIER, MACEY	0	0								248.40		1,376.40	1,624.80
423	1 HARMEIER, MACEY	0	0								248.40		1,376.40	1,624.80
286	1 HARVEY, BEAU	0	0								248.40			248.40
668	1 HARVEY, BEAU	0	0								248.40			248.40
700	1 HARVEY, BEAU-DIANN	0	0								248.40			248.40
279	1 HICKS, MRS TAYLOR	0	0								248.40		6,840.00	7,088.40
280	1 HILLEGEIST FAM LIV	0	0								248.40		(248.40)	0.00
562	1 HUBBARD, BRADLEY I	0	0								248.40			248.40
693	1 JONES, JANE COLLEEN	0	0								248.40			248.40
287	1 KIRK, CAROL	0	0								248.40		4,737.24	4,985.64
290	1 KOEHLER, RON	0	0								248.40		(248.40)	0.00
255	1 LECKY, JOHN	0	0								248.40		(248.40)	0.00
298	1 LISTI, JOHN	0	0								248.40			248.40
690	1 MADIGAN, JIM-DAWN	0	0								248.40		(248.40)	0.00
511	1 MAIR, DARBY	0	0								248.40		344.40	592.80
512	1 MAIR, DARBY	0	0								248.40		344.40	592.80
304	1 MANN, SPENCE	0	0								248.40		(248.40)	0.00
306	1 MARTIN, LUCY DUNFC	0	0								248.40		344.40	592.80
324	1 MARTIN, SCOTT	0	0								248.40		656.40	904.80
573	1 MARWEIH, GEORGE	0	0								248.40		968.40	1,216.80
521	1 MAXWELL, STUART C	0	0								248.40		(248.40)	0.00
309	1 MC ALISTER, RHETTA	0	0								248.40			248.40
310	1 MC ALISTER, RHETTA	0	0								248.40			248.40
396	1 MC ALISTER, RHETTA	0	0								248.40			248.40
430	1 MC ALISTER, RHETTA	0	0								248.40			248.40

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Acct	Rt Name	Usage	Reading	WATER	SLWAGE	Late C	Connet	Adjust	Tap Fe	Equity	Tax	Stand	Prenai	PastDue	Total
431	1 MC ALISTER, RHETTA	0	0									248.40			248.40
432	1 MC ALISTER, RHETTA	0	0									248.40			248.40
313	1 MC KELLOP, RICHARD	0	0									248.40		(248.40)	0.00
314	1 MC KELLOP, RICHARD	0	0									248.40		(248.40)	0.00
251	1 MC KINNEY, LANE-LOI	0	0									248.40		(248.40)	0.00
315	1 MEBANE, ROBERT & N	0	0									248.40		(248.40)	0.00
398	1 MEBANE, ROBERT & N	0	0									248.40		(248.40)	0.00
316	1 MEECE, MARSHALL	0	0									248.00		(248.00)	0.00
318	1 MEEK, BRAD	0	0									248.40			248.40
399	1 MEEK, BRAD	0	0									248.40			248.40
317	1 MEEK, W J	0	0									248.40			248.40
427	1 MEEK, W J	0	0									248.40			248.40
428	1 MEEK, W J	0	0									248.40			248.40
429	1 MEEK, W J	0	0									248.40			248.40
321	1 MIGNATTI, ROBERT	0	0									248.40			248.40
392	1 MIGNATTI, ROBERT	0	0									248.40			248.40
322	1 MINCHO, ALLEN & PEN	0	0									248.40			248.40
342	1 MIRABAL, JAMES & LU	0	0									248.40			248.40
332	1 MUDDER, TOM & SHER	0	0									248.40		(248.40)	0.00
355	1 MUEHR, JASON	0	0									248.40			248.40
689	1 NEUMANN, JULIE	0	0									248.40			248.40
326	1 NOSKA, MICHAEL / NA	0	0									248.40			248.40
327	1 ODOM, JOHN	0	0									248.40		344.40	592.80
703	1 O'NEIL, MICHAEL-PAUL	0	0									248.40			248.40
704	1 O'NEIL, MICHAEL-PAUL	0	0									248.40			248.40
705	1 O'NEIL, MICHAEL-PAUL	0	0									248.40			248.40
302	1 OSUCH, GLEN	0	0									248.40			248.40
395	1 OSUCH, GLEN	0	0									248.40			248.40
329	1 PAUL, RICHARD ALLEN	0	0									248.40		1,280.40	1,528.80
331	1 PENNER, SCOTT & AM*	0	0									248.40		968.40	1,216.80
402	1 PENNER, SCOTT & AM*	0	0									248.40		968.40	1,216.80
336	1 POLLOCK, GREGORY	0	0									248.40		(248.40)	0.00
334	1 RANCH AT WINDERME	0	0									248.40		(248.40)	0.00
509	1 RICHARDSON, JANEY	0	0									248.40		344.40	592.80
343	1 SANDERS, MELANIE	0	0									248.40		1,253.40	1,501.80
696	1 SANDERSON, DEBORA	0	0									248.40			248.40

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Acct	Rt	Name	Usage	Reading	WATER	SEWAGE	Late C	Connet	Adjust	Tap Fe	Equity	Tax	Stand	Prepai	Past Due	Total
616	1	SANDERS-URESTI, MAI	0	0									248.40		968.40	1,216.80
116	1	SHIRLEY, JEANNETTE	0	0									248.40			248.40
119	1	SHIRLEY, JEANNETTE	0	6090									248.40			248.40
346	1	SITTERLE, SCOTT / KRI	0	0									248.40			248.40
407	1	SITTERLE, SCOTT / KRI	0	0									248.40			248.40
347	1	SLIMP, RON	0	0									248.40			248.40
413	1	SORGEN, STUART BRU	0	0									248.40			248.40
353	1	STUART, RICHARD	0	0									248.40			248.40
408	1	STUART, RICHARD	0	0									248.40			248.40
292	1	THOMPSON, ROBERT	0	0									248.40		(248.40)	0.00
359	1	TRADD, ALEX	0	0									248.40			248.40
409	1	TRADD, ALEX	0	0									248.40			248.40
679	1	VICARS II, DAVID-NAN	0	0									248.40		344.40	592.80
680	1	VICARS II, DAVID-NAN	0	0									248.40		344.40	592.80
369	1	WHEELER, GREG	0	0									248.40			248.40
8	1	WIMBUSH, CHRIS	0	364									248.40		1,041.85	1,290.25
256	1	WINTERS, REX R-JADE	0	0									248.40		(248.40)	0.00
238	1	WISNOSKI, PATRICK &	0	0									248.40		(248.40)	0.00
372	1	WOMBLE, W T	0	0									248.40			248.40
414	1	WOMBLE, W T	0	0									248.40			248.40
378	1	YEAMAN, KAREN	0	0					36.00				248.40		(284.40)	0.00
615	1	ZROMA OPERATING LI	0	0									248.40		656.40	904.80

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WINDER

Billing Register Summary

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12/31/2019

WATER
SEWAGE

Total Current Charges	\$40,524.80
Past Due	\$27,569.29
Prepay/Overpay	(\$8,232.81)
Total Receivables	\$59,861.28

Total Usage	0
163 Accounts Listed	

Late Charge
Connection Fee
Adjustments
Tap Fees
Equity Buy In
Tax
Stand By Fee
Prepaid
Windermere Oaks Water Supply Corp.

\$36.00

\$40,488.80

Qualified By: All Customers Rate Code = 9

Billing Register

WINDER

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Acct	RU Name	Usage	Reading	WATER	SEWAGE	Late C	Connec	Adjust	Tap Fe	Equity	Tax	Stand	Prepai	Past Due	Total
8	1 WIMBUSH, CHRIS	0	364									248.40		1,041.85	1,290.25
44	1 BLACKERBY, TED & N.	0	0									248.40			248.40
57	1 BLACKERBY, TED & N.	0	0									248.40			248.40
116	1 SHIRLEY, JEANNETTE	0	0									248.40			248.40
119	1 SHIRLEY, JEANNETTE	0	6090									248.40			248.40
130	1 CARMICHAEL, JUDITH	0	0									248.40			248.40
235	1 ANDERSON, JEFFREY	0	0									248.40			248.40
236	1 CHRIS ELDER HOMES	0	0									248.40			248.40
238	1 WISNOSKI, PATRICK &	0	0									248.40	(248.40)		0.00
240	1 BROWN, DON & KATH'	0	0									248.40	(248.40)		0.00
242	1 BURNETT, JEFF	0	0									248.40			248.40
243	1 BURNETT, MARY FRAN	0	0									248.40			248.40
246	1 CASS, TERREL	0	0									248.40			248.40
248	1 CHANCELLOR JR, M E	0	0									248.40			248.40
250	1 CHRIS ELDER HOMES	0	0									248.40			248.40
251	1 MC KINNEY, LANE-LOI	0	0									248.40	(248.40)		0.00
255	1 LECKY, JOHN	0	0									248.40	(248.40)		0.00
256	1 WINTERS, REX R-JADE	0	0									248.40	(248.40)		0.00
261	1 EVANS, MARY ELLEN	0	0									248.40			248.40
262	1 FEINSILVER, ALAN D	0	0									248.40	(248.40)		0.00
264	1 FORD, JOHN	0	0									248.40			248.40
265	1 FOY, CAROL	0	0									248.40	(248.40)		0.00
274	1 HAHN, GARY	0	0									248.40			248.40
275	1 HANNAFIN, ANNE	0	0									248.40			248.40
279	1 HICKS, MRS TAYLOR	0	0									248.40		6,840.00	7,088.40
280	1 HILLEGEIST FAM LIV	0	0									248.40	(248.40)		0.00
286	1 HARVEY, BEAU	0	0									248.40			248.40
287	1 KIRK, CAROL	0	0									248.40		4,737.24	4,985.64
290	1 KOEHLER, RON	0	0									248.40	(248.40)		0.00
292	1 THOMPSON, ROBERT	0	0									248.40	(248.40)		0.00
298	1 LISTI, JOHN	0	0									248.40			248.40
300	1 EAST GATE PROP	0	0									248.40			248.40
302	1 OSUCH, GLEN	0	0									248.40			248.40

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Acct	Rt Name	Usage	Reading	WATER	SEWAGE	Late C	Connec	Adjust	Tap Fe	Equity	Tax	Stand	Prepai	PastDue	Total
304	1 MANN, SPENCE	0	0									248.40		(248.40)	0.00
306	1 MARTIN, LUCY DUNFC	0	0									248.40		344.40	592.80
309	1 MC ALISTER, RHETTA	0	0									248.40			248.40
310	1 MC ALISTER, RHETTA	0	0									248.40			248.40
313	1 MC KELLOP, RICHARD	0	0									248.40		(248.40)	0.00
314	1 MC KELLOP, RICHARD	0	0									248.40		(248.40)	0.00
315	1 MEBANE, ROBERT & N	0	0									248.40		(248.40)	0.00
316	1 MEECE, MARSHALL	0	0									248.00		(248.00)	0.00
317	1 MEEK, W J	0	0									248.40			248.40
318	1 MEEK, BRAD	0	0									248.40			248.40
319	1 ARLDT, DONALD	0	0									248.40			248.40
321	1 MIGNATTI, ROBERT	0	0									248.40			248.40
322	1 MINCHO, ALLEN & PE	0	0									248.40			248.40
324	1 MARTIN, SCOTT	0	0									248.40		656.40	904.80
326	1 NOSKA, MICHAEL / NA	0	0									248.40			248.40
327	1 ODOM, JOHN	0	0									248.40		344.40	592.80
329	1 PAUL, RICHARD ALLE	0	0									248.40		1,280.40	1,528.80
330	1 DAVIS, ELICE	0	0									248.40		344.40	592.80
331	1 PENNER, SCOTT & AM	0	0									248.40		968.40	1,216.80
332	1 MUDDER, TOM & SHER	0	0									248.40		(248.40)	0.00
334	1 RANCH AT WINDERME	0	0									248.40		(248.40)	0.00
336	1 POLLOCK, GREGORY	0	0									248.40		(248.40)	0.00
342	1 MIRABAL, JAMES & LU	0	0									248.40			248.40
343	1 SANDERS, MELANIE	0	0									248.40		1,253.40	1,501.80
346	1 SITTERLE, SCOTT / KRI	0	0									248.40			248.40
347	1 SLIMP, RON	0	0									248.40			248.40
348	1 GRISSOM, ROGER & C/	0	0									248.40			248.40
353	1 STUART, RICHARD	0	0									248.40			248.40
354	1 BURNETT, JEFF	0	0									248.40			248.40
355	1 MUEHR, JASON	0	0									248.40			248.40
359	1 TRADD, ALEX	0	0									248.40			248.40
362	1 CHRISTENSON, ALLEN/	0	0									248.40			248.40
364	1 DELEON, ARMANDO &	0	0									248.40		(248.40)	0.00
369	1 WHEELER, GREG	0	0									248.40			248.40
372	1 WOMBLE, W T	0	0									248.40			248.40
374	1 BELL, SHERRY	0	0									248.40		(248.40)	0.00

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Acct	Rt Name	Usage	Reading	WATER	SEWAGE	Late C	Conner	Adjust	Tap Fe	Equity	Tax	Stand	Prepai	PastDue	Total
378	1 YEAMAN, KAREN	0	0					36.00				248.40		(784.40)	0.00
384	1 BURNETT, MARY FRAN	0	0									248.40			248.40
392	1 MIGNATTI, ROBERT	0	0									248.40			248.40
395	1 OSUCH, GLEN	0	0									248.40			248.40
396	1 MC ALISTER, RHETTA	0	0									248.40			248.40
398	1 MEBANE, ROBERT & N	0	0									248.40		(248.40)	0.00
399	1 MEEK, BRAD	0	0									248.40			248.40
402	1 PENNER, SCOTT & AM	0	0									248.40		968.40	1,216.80
407	1 SITTERLE, SCOTT / KRI	0	0									248.40			248.40
408	1 STUART, RICHARD	0	0									248.40			248.40
409	1 TRADD, ALEX	0	0									248.40			248.40
410	1 BLAKE, MARIAN	0	0									248.40			248.40
413	1 SORGEN, STUART BRU	0	0									248.40			248.40
414	1 WOMBLE, W T	0	0									248.40			248.40
415	1 CHRISTENSON, ALLEN/	0	0									248.40			248.40
418	1 BELL, SHERRY	0	0									248.40		(248.40)	0.00
422	1 HARMEIER, MACEY	0	0									248.40		1,376.40	1,624.80
423	1 HARMEIER, MACEY	0	0									248.40		1,376.40	1,624.80
427	1 MEEK, W J	0	0									248.40			248.40
428	1 MEEK, W J	0	0									248.40			248.40
429	1 MEEK, W J	0	0									248.40			248.40
430	1 MC ALISTER, RHETTA	0	0									248.40			248.40
431	1 MC ALISTER, RHETTA	0	0									248.40			248.40
432	1 MC ALISTER, RHETTA	0	0									248.40			248.40
445	1 EAST GATE PROP	0	0									248.40			248.40
447	1 EAST GATE PROP	0	0									248.40			248.40
448	1 EAST GATE PROP	0	0									248.40			248.40
449	1 EAST GATE PROP	0	0									248.40			248.40
450	1 EAST GATE PROP	0	0									248.40			248.40
452	1 CHRIS ELDER HOMES	0	0									248.40			248.40
453	1 CHRIS ELDER HOMES	0	0									248.40			248.40
457	1 CHRIS ELDER HOMES	0	0									248.40			248.40
460	1 GALLYAMOVA, ALBIN	0	0									248.40		(248.40)	0.00
462	1 CHRIS ELDER HOMES	0	0									248.40			248.40
472	1 CHRIS ELDER HOMES	0	0									248.40			248.40
474	1 DEYO, RANDY & SANC	0	0									248.40			248.40

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Acct	Rt Name	Usage	Reading	WATER SEWAGE	Late C	Connet	Adjust	Tap Fe	Equity	Fax	Stand	Prenai	Past Due	Total
475	1 DEYO, RANDY & SAND	0	0								248.40			248.40
476	1 CHRIS ELDER HOMES	0	0								248.40			248.40
477	1 DEYO, RANDY & SAND	0	0								248.40			248.40
478	1 DEYO, RANDY & SAND	0	0								248.40			248.40
481	1 BRANCH, JOHN & CARI	0	0								248.40			248.40
483	1 DAVIS, H I (BUDDY)	0	0								248.40		344.40	592.80
485	1 BOOTH, RAY & MARY	0	0								248.40		(248.40)	0.00
501	1 CRUZ, CHARLES P & L	0	0								248.40		(248.40)	0.00
507	1 DEYO, RANDY & SAND	0	0								248.40			248.40
508	1 DEYO, RANDY & SAND	0	0								248.40			248.40
509	1 RICHARDSON, JANEY	0	0								248.40		344.40	592.80
510	1 FELIPE VON INC /RADE	0	0								248.40		(248.40)	0.00
511	1 MAIR, DARBY	0	0								248.40		344.40	592.80
512	1 MAIR, DARBY	0	0								248.40		344.40	592.80
516	1 GASTONIA PROPERTIE	0	0								248.40			248.40
517	1 CHRIS ELDER HOMES	0	0								248.40			248.40
518	1 FELIPE VON INC /RADE	0	0								248.40		(248.40)	0.00
519	1 FELIPE VON INC /RADL	0	0								248.40		(248.40)	0.00
521	1 MAXWELL, STUART C	0	0								248.40		(248.40)	0.00
538	1 BECKER, AL & LISETTI	0	0								248.40			248.40
562	1 HUBBARD, BRADLEY F	0	0								248.40			248.40
571	1 CHRIS ELDER HOMES	0	0								248.40			248.40
573	1 MARWEIH, GEORGE	0	0								248.40		968.40	1,216.80
614	1 CHRIS ELDER HOMES	0	0								248.40			248.40
615	1 ZROMA OPERATING LI	0	0								248.40		656.40	904.80
616	1 SANDERS-URESTI, MAI	0	0								248.40		968.40	1,216.80
617	1 CHRIS ELDER HOMES	0	0								248.40			248.40
618	1 CHRIS ELDER HOMES	0	0								248.40			248.40
619	1 CHRIS ELDER HOMES	0	0								248.40		344.40	592.80
620	1 DUNLAP, LAJUANA	0	0								248.40		(248.40)	0.00
626	1 CHRIS ELDER HOMES	0	0								248.40			248.40
630	1 CHRIS ELDER HOMES	0	0								248.40			248.40
631	1 CHRIS ELDER HOMES	0	0								248.40			248.40
632	1 CHRIS ELDER HOMES	0	0								248.40			248.40
634	1 COVINGTON, GARY	0	0								248.40		344.40	592.80
635	1 CHRIS ELDER HOMES	0	0								248.40			248.40

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Acct	Rt	Name	Usage	Reading	WATER	SEWAGE	Late C	Conne	Adjust	Tap Fe	Equity	Tax	Stand	Prepai	Past Due	Total
642	1	DONATTI, FERNANDO	0	0									248.40			248.40
659	1	DONATTI, FERNANDO	0	0									248.40		(0.01)	248.39
664	1	DIEGO, TAURINO S	0	0									248.40			248.40
668	1	HARVEY, BEAU	0	0									248.40			248.40
669	1	FRITZLER, MICHAEL &	0	0									248.40		344.40	592.80
672	1	GREGG CUSTOM HOMI	0	0									248.40			248.40
673	1	FALCO, MICHAEL SCO	0	0									248.40			248.40
678	1	DONATTI, FERNANDO	0	0									248.40		344.40	592.80
679	1	VICARS II, DAVID-NAN	0	0									248.40		344.40	592.80
680	1	VICARS II, DAVID-NAN	0	0									248.40		344.40	592.80
681	1	CHRIS ELDER HOMES	0	0									248.40			248.40
682	1	CHRIS ELDER HOMES	0	0									248.40			248.40
683	1	CHRIS ELDER HOMES	0	0									248.40			248.40
689	1	NEUMANN, JULIE	0	0									248.40			248.40
690	1	MADIGAN, JIM-DAWN	0	0									248.40		(248.40)	0.00
693	1	JONES, JANE COLLEEN	0	0									248.40			248.40
696	1	SANDERSON, DEBORA	0	0									248.40			248.40
699	1	CAVAZOS,ELEANOR-A	0	0									248.40		(248.40)	0.00
700	1	HARVEY, BEAU-DIANN	0	0									248.40			248.40
703	1	O'NEIL, MICHAEL-PAU	0	0									248.40			248.40
704	1	O'NEIL, MICHAEL-PAU	0	0									248.40			248.40
705	1	O'NEIL, MICHAEL-PAU	0	0									248.40			248.40

1/2/2020

3:40:02PM

WINDER

Billing Register Summary

Reprinted for:

12/31/2019

WATER
SEWAGE

Total Current Charges	\$40,524.80
Past Due	\$27,569.29
Prepay/Overpay	(\$8,232.81)
Total Receivables	\$59,861.28

Total Usage	0
163 Accounts Listed	

Late Charge
Connection Fee
Adjustments
Tap Fees
Equity Buy In
Tax
Stand By Fee
Prepaid
Windermere Oaks Water Supply Corp.

\$36.00

\$40,488.80

Qualified By: All Customers Rate Code = 9

Thursday, January 2, 2020

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Reprinted For 12/31/2019

SALES TAX REPORT**WINDERMERE OAKS WSC**

<u>RATE</u>	<u>TAX %</u>	<u>ACCOUNTS</u>	<u>TOTAL TAX</u>	<u>STATE</u>	<u>COUNTY</u>	<u>OTHER</u>	<u>TAXABLE SALES</u>	<u>EXEMPT</u>	<u>COUNTY</u>
3	0.500	242	\$144.75	\$0.00	\$0.00	\$144.75	\$28,896.87	0	0
4	0.500	26	\$8.01	\$0.00	\$0.00	\$8.01	\$1,606.92	0	0
		268	\$152.76	\$0.00	\$0.00	\$152.76	\$30,503.79	0	

Qualified By: All Rate Codes

Windermere Oaks Water Supply Corp.

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	CERT #	DEPOSIT 2	DATE	DATE	CERT #	MEMBER
			REFUND				REFUND		
1	WOMBLE, W T	\$350 00		128	\$0 00			0	
2	EARNEST, WILLIAM T	\$0 00		205	\$0 00			0	EARNEST, WILLIAM
3	CAMPBELL, ROBERT &	\$350 00		245	\$0 00			0	
4	ANGLE MEDICAL SOLU	\$350 00		208	\$0 00			0	MEBANE, ROBERT A
5	INGHAM, JERRY	\$350 00		125	\$0 00			0	
6	GELINAS, CHARLES	\$350 00			\$0 00			0	
7	WRIGHT, ELEANOR	\$350 00	6/26/01	9	\$0 00			0	
8	WIMBUSH, CHRIS	\$0 00		126	\$0 00			0	
9	JACOBS, STEVEN& ELIZ	\$0 00		127	\$0 00	10/28/19		0	JACOBS, STEVEN& E
10	ANDERSON, JEFFREY	\$350 00		7	\$0 00			0	ANDERSON, JEFFREY
11	YOUNG, DUFF	\$350 00	12/28/13	290	\$0 00			0	
12	BURNETT, JEFF	\$350 00		20	\$0 00			0	
13	STAHL, CHRIS-JOLENE	\$402 50	10/3/19	222	\$0 00			0	
14	ZAPALAC, JEFF	\$0 00			\$0 00			0	
15	HAGAR, JEFFREY	\$350 00	3/24/14	292	\$0 00			0	
16	FOY, CAROL	\$350 00			\$0 00			0	
17	CONTRERAS, ARTURO	\$402 50	9/10/19	9/19/19	336	\$0 00		0	
18	WORLEY, DAVID S	\$350 00			\$0 00			0	
19	RIGGAN, TONY C	\$350 00			\$0 00			0	
20	HICKS, ALLEN R	\$350 00	3/9/95	49	\$0 00			0	
21	IVEY, CINDY A & JAME	\$350 00		230	\$0 00			0	
22	WINSLOW, LEONA	\$350 00		130	\$0 00			0	FULLER, RON
23	LASSERE, CYNTHIA LEI	\$350 00		86	\$0 00			0	
24	ARLDT, DONALD	\$350 00		50	\$0 00			0	
25	ARLDT, DONALD	\$350 00		164	\$0 00			0	
26	CHANEY, R & C	\$0 00		12	\$0 00	4/5/18		0	
27	HICKS, ROBERT	\$350 00		131	\$0 00			0	
28	VOGELSANG, DON & LC	\$0 00		132	\$0 00			0	
29	KOEHLER, RON	\$350 00			\$0 00			0	
30	FORD, JOHN	\$350 00		246	\$0 00			0	
31	MESSERSMITH, GARY	\$0 00			\$0 00			0	
32	CASS, TERREL	\$350 00		37	\$0 00			0	
33	WHISENNAND, DON	\$0 00		51	\$0 00			0	
34	CROCKETT, DEBBIE	\$0 00			\$0 00	11/26/18		0	
35	MINCHO, ALLEN & PEN.	\$0 00		90	\$0 00			0	
36	MC KELLOP, RICHARD-J	\$350 00		10	\$0 00			0	
37	MC ALISTER, RHETTA	\$350 00		92	\$0 00			0	
38	COSTA, JAN & SCOTT	\$350 00		200	\$0 00			0	
39	WELLS, SIDNEY-LINDA	\$350 00		30	\$0 00			0	
41	BODEN, JUSTIN & KATH	\$350 00		192	\$0 00			0	FLOWE, MARK
42	MEBANE, ROBERT & NI	\$350 00	8/5/13	285	\$0 00			0	
43	OAKES, BARRY	\$0 00		174	\$0 00			0	
44	BLACKERBY, TED & NA	\$0 00			\$0 00			0	
45	SCHWARTZ, THOMAS	\$350 00			\$0 00			0	
46	MADDEN, MIKE & JUDY	\$0 00		53	\$0 00			0	
47	MC DUFF, FRANK	\$0 00		144	\$0 00	7/20/18		0	
48	BURDETT, MIKE & BETI	\$350 00		95	\$0 00			0	
49	DESPAIN, MODENA	\$350 00			\$0 00			0	PILLEY, MIKE & LES
50	MC CORMICK, MICHAEL	\$350 00			\$0 00			0	
51	WHEELER, GREG	\$350 00		35	\$0 00			0	
52	MARTIN, DANA	\$350 00		148	\$0 00			0	
53	WEISE, KAREN	\$350 00		253	\$0 00			0	

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	DATE REFUND	CERT #	DEPOSIT 2	DATE	DATE REFUND	CERT #	MEMBER
54	FLUNKER, PATRICIA	\$350 00	6/11/09	6/11/09	179	\$0 00			0	
55	POOLE, JAMES & KELLY	\$0 00			24	\$0 00			0	
56	STUART, RICHARD	\$350 00			138	\$0 00			0	
57	BLACKERBY, TED & NA	\$0 00				\$0 00			0	
58	FLUNKER, PATRICIA	\$350 00				\$0 00			0	
59	WINDERMERE HANGAR	\$350 00				\$0 00			0	
60	SHIREY, RAYMOND	\$0 00		9/6/16	6	\$0 00			0	
62	ARMSTRONG, WERRICK	\$350 00			199	\$0 00			0	
63	HEATON, MICKIE	\$350 00			168	\$0 00			0	
65	Paul Wight	\$0 00	5/12/14	3/14/17		\$0 00			0	
66	STEIN, BILL	\$350 00				\$0 00			0	
67	VANOS, FRANK	\$350 00				\$0 00			0	
69	MITCHHART, KIM	\$350 00			82	\$0 00			0	
70	GAIENNIE, JAMES	\$350 00				\$0 00			0	
71	CUNY, KATHLEEN	\$0 00		8/12/16		\$0 00			0	
73	ROTHERMEL JR, WM G	\$350 00			42	\$0 00			0	
74	CAMPBELL, MARK	\$350 00			119	\$0 00			0	TEXAS JEFFERSON P
75	PICKERING, SAMMY	\$350 00			239	\$0 00			0	
76	WAGNER, ROBIN	\$350 00				\$0 00			0	
77	LECKY, JOHN	\$350 00			121	\$0 00			0	LECKY, JOHN
79	ELLIOTT, RICHARD & L	\$0 00	4/26/10		247	\$0 00			0	
80	WALTERS, CHARLES	\$0 00			23	\$0 00			0	
81	MASCIO, MORGAN	\$0 00	8/17/09			\$0 00			0	
82	SISSINGHURST LTD	\$350 00	8/17/09		212	\$0 00			0	
83	CHAPMAN, DAVID	\$0 00			219	\$0 00			0	
84	HARDWICK, CINDY & P	\$350 00				\$0 00			0	LITTLE, DAVID
85	HARRISON, HENRY-CIN	\$350 00				\$0 00			0	
86	BRINKMAN, BRIAN	\$0 00				\$0 00			0	
87	MUDDER, TOM-SHERRY	\$350 00				\$0 00			0	
88	ZIMMER, DANIEL J	\$0 00				\$0 00			0	
89	OFFICE METER	\$0 00				\$0 00			0	
90	DEYO, RANDY & SANDI	\$350 00	4/26/10		248	\$0 00			0	
91	ENGLAND, HARDY	\$0 00				\$0 00			0	
92	WIGGINS, TERRY-LORR	\$350 00			13	\$0 00			0	
93	MAIR, HANS	\$350 00			160	\$0 00			0	
94	PETERSON, DOUG	\$350 00	6/25/10		229	\$0 00			0	GOYETTE, KIM
95	ZIMMERMAN, MITCHEL	\$350 00				\$0 00			0	
96	ROBERTS, CHERYL M	\$0 00			115	\$0 00			0	
97	BURNS, ROBERT B	\$350 00			56	\$0 00			0	
98	MC DANIEL, ROBERT &	\$0 00			75	\$0 00			0	
99	BELL, KEITH & SANDY	\$350 00	10/27/09		251	\$0 00	11/23/09		0	
100	WYNNE, DIANA J	\$350 00			57	\$0 00			0	
101	BROCKMANN, ROBERT	\$350 00			22	\$0 00			0	
102	BRANCH, JOHN-CARME	\$350 00			226	\$0 00			0	
103	PENNER, SCOTT-AMY	\$350 00			108	\$0 00			0	
104	DOFFING, THOMAS	\$350 00				\$0 00			0	
105	BRADSHAW, KEN & VA	\$0 00	11/29/09		252	\$0 00			0	
106	MC DONALD, MARK A	\$350 00				\$0 00			0	
107	HEINE, JON & SUE	\$350 00			5	\$0 00			0	
108	MEECE, M E	\$350 00			11	\$0 00			0	
109	BROWN, DON & KATHY	\$350 00			3	\$0 00			0	
110	JOHNSON, IRWIN	\$350 00			225	\$0 00			0	

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	CERT #	DEPOSIT 2	DATE	DATE	CERT #	MEMBER
			REFUND			REFUND			
111	BLAKE, MARIAN	\$350 00		26	\$0 00			0	
112	TAYLOR, DOROTHY	\$350 00		111	\$0 00			0	
113	WELLS, ROBT-DONNA	\$350 00	11/29/09	231	\$0 00			0	
114	REYNOLDS, ROBERT-C/	\$350 00	11/29/09	250	\$0 00			0	
115	RAW WATER METER	\$0 00			\$0 00			0	
116	SHIRLEY, JEANNETTE	\$0 00		3/6/16	\$0 00			0	
118	SHIRLEY, JEANNETTE-r	\$0 00		106	\$0 00			0	
119	SHIRLEY, JEANNETTE	\$0 00			\$0 00			0	
120	SHIRLEY, JEANNETTE-r	\$0 00		230	\$0 00			0	
121	NEAL, JAMES K	\$0 00			\$0 00			0	
122	YANCEY, JACQUELINE	\$350 00			\$0 00			0	
123	CROW, RICHARD	\$350 00		88	\$0 00			0	
124	LORMAND, HUBERT	\$350 00		89	\$0 00			0	
125	HANEL, EDWARD	\$350 00			\$0 00			0	
126	DOFFING, W L	\$350 00		134	\$0 00			0	
127	KMOORE INVESTMENT	\$350 00	5/17/14	294	\$0 00			0	
128	MC DONALD, MARK	\$350 00		151	\$0 00			0	
129	COONS, JANICE	\$350 00	7/11/14	157	\$0 00			0	
130	CARMICHAEL, JUDITH I	\$0 00			\$0 00			0	MUTH, BRENT & CA'
131	COKER, J D	\$350 00		150	\$0 00			0	
132	RENO, DENVER-MARK	\$350 00			\$0 00			0	PENDER, JAMES
133	WHITEFIELD FARMS INC	\$350 00		195	\$0 00			0	
134	SKYWARD AERO LLC	\$0 00		291	\$0 00			0	
135	WINDERMERE OAKS PC	\$350 00			\$0 00			0	
136	SYDION LLC	\$350 00		145	\$0 00			0	
137	MUSKE, LARRY	\$350 00			\$0 00			0	
138	RECIRCULATION WATE	\$0 00			\$0 00			0	
139	SUN DESERT ENTERPRI	\$350 00		238	\$0 00			0	
140	HESTON, CAROL A	\$0 00			\$0 00			0	
141	JUST BENEFITS	\$0 00		136	\$0 00			0	
142	PLOUVIER, BENJAMIN	\$0 00	6/4/14	295	\$0 00			0	
143	WINDERMERE OAKS PC	\$350 00		141	\$0 00			0	
144	WINDERMERE OAKS PC	\$350 00		142	\$0 00			0	
145	WOMBLE, W T	\$350 00		83	\$0 00			0	
146	BLACK, CHRIS & CINDY	\$0 00	4/20/08	156	\$0 00			0	
147	JACKSON, EWELL	\$0 00		169	\$0 00			0	
148	SCHWAB, CAROL	\$0 00		97	\$0 00			0	
149	WADE, LARRY	\$350 00		218	\$0 00			0	WADE, LARRY
150	ADAIR, SCOTT	\$350 00		149	\$0 00			0	
151	LEWIS, MARVIN	\$350 00		153	\$0 00			0	
152	PETERSON, KENNETH	\$0 00			\$0 00			0	
154	DELEON, ARMANDO & I	\$350 00		163	\$0 00			0	
155	BOOTH, RAY & MARY	\$350 00		239	\$0 00			0	
156	DOFFING, W L	\$350 00	10/13/98		\$0 00			0	
157	MARQUESS, JAMES R	\$0 00		196	\$0 00			0	
158	EARNEST, WILLIAM T	\$350 00	12/18/03		\$0 00			0	
159	CHRIS ELDER HOMES	\$402 50	6/18/19		\$0 00			0	
160	SPRADLEY, KERRY	\$0 00		190	\$0 00			0	
161	AIKMAN, BILLY	\$350 00		192	\$0 00			0	
162	BRUNS, FRANCIS	\$350 00		244	\$0 00			0	
163	A-K ENTERPRISES	\$350 00		198	\$0 00			0	
164	CARROLL, GLENN	\$0 00			\$0 00			0	

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	CERT #	DEPOSIT 2	DATE	DATE	CERT #	MEMBER
			REFUND			REFUND			
165	MC KINNEY, ANDREW	\$0 00	5/31/08	220	\$0 00			0	
166	OMNI DEVELOPMENT L	\$0 00	8/8/12	277	\$0 00			0	
167	HAAS, PAT	\$350 00			\$0 00			0	
168	IRRIGATION WATER	\$0 00			\$0 00			0	
169	WINDERMERE OAKS PC	\$350 00			\$0 00			0	
170	FALKNER, R JERRY	\$350 00		187	\$0 00			0	
171	HOLLINGSWORTH, DEV	\$350 00		218	\$0 00			0	
172	VAN TREASE, DORIS	\$0 00		179	\$0 00			0	
173	INGHAM, BETTIE	\$0 00		184	\$0 00			0	
174	AIRPORT LIFT STATION	\$0 00			\$0 00			0	
175	CHIAPPE, GLENN	\$0 00			\$0 00			0	
176	BELISLE, MALCOLM	\$0 00		27	\$0 00			0	
177	SPECHT, ERICH	\$350 00		229	\$0 00			0	
178	PIGG, PAM	\$350 00		177	\$0 00			0	
179	BARTH, STAN	\$0 00	11/11/19	124	\$0 00			0	
180	SLIMP, RON	\$350 00			\$0 00			0	
181	MULLIGAN, PATRICK	\$350 00			\$0 00			0	
182	SPICEWOOD AIRPORT E	\$350 00			\$0 00			0	
183	ROSS, NED	\$350 00			\$0 00			0	
184	GREENBERG, FRANK	\$0 00			\$0 00			0	
185	SCHAEFER, RICH	\$350 00		201	\$0 00			0	
186	JOHNSON, IRWIN	\$350 00			\$0 00			0	
187	MURDOCH, JAMES	\$0 00	6/8/16		\$0 00			0	MURDOCH, JAMES V
188	BIEHN, DAVID	\$0 00		204	\$0 00			0	
189	SABO CONSOLIDATED I	\$350 00		220	\$0 00			0	
190	HELLER, ANDREW	\$350 00			\$0 00			0	
191	MC ANDREW, BEN	\$350 00		214	\$0 00			0	
192	MORSE, NORMAN	\$350 00	7/2/01	213	\$0 00			0	
193	MASON, KENT	\$0 00			\$0 00			0	
194	CLORE, MARGERY	\$350 00		212	\$0 00			0	
195	WYATT, JOE B - FAYE	\$350 00		217	\$0 00			0	
196	SAATHOFF, BILL	\$350 00	5/23/06		\$0 00			0	DOFFING, W L
197	PATTILLO, CHARLES	\$0 00		203	\$0 00			0	
198	WILBURN, RALPH-KATI	\$350 00	10/18/10	256	\$0 00			0	
199	LEECH, JW & CYNTHIA	\$0 00			\$0 00			0	
200	BLACKERBY, TED	\$350 00	7/8/13	283	\$0 00			0	
201	CRAGGS, DENNIS	\$0 00			\$0 00			0	
202	STEIN, BARRY	\$350 00		193	\$0 00			0	
203	HOGAN, MIKE	\$0 00		211	\$0 00			0	
204	MARTIN, GARY N	\$350 00			\$0 00			0	
205	WALKER, CLIFF	\$350 00		232	\$0 00			0	
206	BEAU HARVEY	\$0 00			\$0 00			0	
207	STEWART, RONNIE	\$350 00			\$0 00			0	
208	LEVOS, JEFF	\$350 00			\$0 00			0	
209	JACKSON, KEVIN	\$350 00			\$0 00			0	
210	HUSTON, CHAD	\$350 00			\$0 00			0	
211	DEYO, RANDY	\$0 00			\$0 00			0	
212	GARRARD, GAVIN	\$0 00			\$0 00			0	
213	CHAPMAN, DAVID	\$350 00	9/29/05	117	\$0 00			0	
214	KRAMER, JERRY	\$0 00	9/29/05	10/10/16	\$0 00			0	KRAMER, JERRY
215	LINSCOMB, THOMAS	\$350 00	9/29/05		\$0 00			0	
216	WILLIS, MAX	\$0 00			\$0 00			0	

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	CERT #	DEPOSIT 2	DATE	DATE	CERT #	MEMBER
			REFUND			REFUND	REFUND		
217	FIVE J HOLDINGS LLC	\$350 00	8/5/13	284	\$0 00			0	
218	KRIENS, CHRIS-ROSE	\$402 50	9/27/19	217	\$0 00			0	
219	RODDA, BRUCE	\$350 00			\$0 00			0	
220	WYNNE, KENNETH	\$0 00		57	\$0 00			0	
221	MARTIN, GARY & LEAH	\$0 00		197	\$0 00			0	
222	SWANSON, WILLIAM	\$350 00			\$0 00			0	
223	FRANKLIN FIRM LLC	\$0 00			\$0 00			0	
224	ATAROD, ESSI & ELSA	\$350 00	6/14/16	330	\$0 00			0	
225	BOYD, SHAWN	\$0 00	3/24/16	182	\$0 00			0	
226	DIAL, J R (DICK)	\$350 00		184	\$0 00			0	
227	DISMUKE, DARRYL & A	\$350 00	8/17/09	214	\$0 00	8/17/09		0	
228	ADAMS, DERRICK & AM	\$0 00	7/27/10	260	\$0 00			0	
229	HITE, DOUG	\$350 00	11/3/16	354	\$0 00			0	WARWICK, TODD &
230	HOWLE, JAMES	\$350 00		230	\$0 00			0	
231	HANNAFIN, ANNE	\$350 00	8/2/12	187	\$0 00			0	
232	ZAPALAC, MICHELLE-W	\$350 00			\$0 00			0	
233	GIBSON, CHARLES & K	\$350 00			\$0 00			0	
234	COONS, JANICE	\$0 00			\$0 00			0	
235	ANDERSON, JEFFREY	\$0 00			\$0 00			0	
236	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
237	NELSON, MICHAEL	\$350 00	11/11/16	356	\$0 00			0	
238	WISNOSKI, PATRICK & I	\$0 00			\$0 00			0	
239	BOOTH, RAY & MARY	\$350 00	5/15/07	208	\$0 00			0	
240	BROWN, DON & KATHY	\$0 00			\$0 00			0	
241	WHIDDEN, CHARLIE & /	\$0 00			\$0 00			0	
242	BURNETT, JEFF	\$0 00			\$0 00			0	
243	BURNETT, MARY FRAN	\$0 00			\$0 00			0	
244	CACCAVALLA, GINA	\$0 00			\$0 00			0	
245	CAMPBELL, ROBERT	\$0 00			\$0 00			0	
246	CASS, TERREL	\$0 00			\$0 00			0	
247	CASS, TERREL	\$0 00			\$0 00			0	
248	CHANCELLOR JR, M E	\$0 00			\$0 00			0	
249	CUDDIE, BOB & ELIZAB	\$350 00	2/18/10	249	\$0 00			0	
250	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
251	MC KINNEY, LANE-LOR	\$0 00	7/17/18		\$0 00			0	
252	COLLINS, ROB	\$0 00			\$0 00			0	
253	Donald Copeland	\$0 00			\$0 00			0	
254	FLUNKER, PATRICIA	\$0 00			\$0 00			0	
255	LECKY, JOHN	\$0 00			\$0 00			0	
256	WINTERS, REX R-JADE I	\$0 00			\$0 00			0	
257	COPP, BRUCE & TRACY	\$0 00	2/26/07		\$0 00			0	
258	FOY, CAROL	\$0 00			\$0 00			0	
259	CHRIS ELDER HOMES	\$0 00	3/29/18		\$0 00			0	
260	ESSL, GERALD / JEANET	\$0 00			\$0 00			0	
261	EVANS, MARY ELLEN	\$0 00			\$0 00			0	
262	FEINSILVER, ALAN D	\$0 00			\$0 00			0	
263	FEISTAUER, WOLFGANG	\$0 00			\$0 00			0	
264	FORD, JOHN	\$0 00			\$0 00			0	
265	FOY, CAROL	\$0 00			\$0 00			0	
266	MILBURN, RAYE	\$350 00	10/18/10	258	\$0 00			0	
267	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
268	SCHNEIDER, ERIC	\$0 00		255	\$0 00			0	

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	CERT #	DEPOSIT 2	DATE	DATE	CERT #	MEMBER
			REFUND				REFUND		
269	FUNK, STEVE	\$0 00			\$0 00			0	
270	GILLIGAN, JOSEPH	\$0 00			\$0 00			0	
271	LASSERE, CYNTHIA LEI	\$0 00			\$0 00			0	
272	CHRIS ELDER HOMES	\$0 00	3/29/18		\$0 00			0	
273	WHIDDEN, CHARLIE & J	\$0 00			\$0 00			0	
274	HAHN, GARY	\$0 00			\$0 00			0	
275	HANNAFIN, ANNE	\$0 00			\$0 00			0	
276	ROUNTREE, SAM	\$0 00			\$0 00			0	
277	HAYES, GREGORY S	\$0 00			\$0 00			0	
278	OTWELL, JOHN-CHRIST	\$350 00	6/17/14	296	\$0 00			0	
279	HICKS, MRS TAYLOR	\$0 00			\$0 00			0	
280	HILLEGEIST FAM LIV 7	\$0 00			\$0 00			0	
281	QUIROGA, ARMANDO-E	\$350 00	11/12/10	259	\$0 00			0	
282	HUMMER, DAVID	\$0 00			\$0 00			0	
283	INGHAM, CHRISTOPHER	\$0 00			\$0 00			0	
284	407 KENDALL, LLC	\$0 00			\$0 00			0	JOHNSON, IRWIN
285	GALLYAMOVA, ALBINA	\$350 00	12/2/10	261	\$0 00			0	
286	HARVEY, BEAU	\$0 00			\$0 00			0	
287	KIRK, CAROL	\$0 00			\$0 00			0	KIRK, CAROL
288	KLEIN, SUE	\$0 00			\$0 00			0	
289	KNAPP, G L	\$0 00			\$0 00			0	
290	KOEHLER, RON	\$0 00			\$0 00			0	
291	MILLER, EARL-PAMELA	\$0 00			\$0 00			0	
292	THOMPSON, ROBERT	\$0 00			\$0 00			0	
293	KRONBERGS, LEON	\$0 00			\$0 00			0	
294	LASSERE, CYNTHIA LEI	\$0 00			\$0 00			0	
295	LAWELL, TERRY & SAN	\$0 00			\$0 00			0	
296	LEWIS, MARVIN	\$0 00			\$0 00			0	
297	LIPPOLD, WALTER	\$0 00			\$0 00			0	
298	LISTI, JOHN	\$0 00			\$0 00			0	
299	ROSAS, JIMETTE	\$350 00	7/6/17		\$0 00			0	
300	EAST GATE PROP	\$0 00			\$0 00			0	
301	PINTAIL OIL & GAS	\$0 00	1/11/11	262	\$0 00			0	
302	OSUCH, GLEN	\$0 00			\$0 00			0	
303	HASTINGS, GEORGE & M	\$350 00	8/27/13	287	\$0 00			0	HASTINGS, GEORGE
304	MANN, SPENCE	\$0 00			\$0 00			0	
305	HUTSON, TOM & LISA	\$0 00	3/23/11	12/4/18	263	\$0 00		0	
306	MARTIN, LUCY DUNFOI	\$0 00			\$0 00			0	
307	YEAMAN, KAREN	\$402 50	4/17/19		\$0 00			0	YEAMAN, KAREN
308	GASTONIA PROPERTIES	\$0 00			\$0 00			0	
309	MC ALISTER, RHETTA	\$0 00			\$0 00			0	
310	MC ALISTER, RHETTA	\$0 00			\$0 00			0	
311	MC DONALD, MARK	\$0 00			\$0 00			0	
312	GRANDOLF, BRENDA	\$0 00			\$0 00			0	
313	MC KELLOP, RICHARD &	\$0 00			\$0 00			0	
314	MC KELLOP, RICHARD &	\$0 00			\$0 00			0	
315	MEBANE, ROBERT & NI	\$0 00			\$0 00			0	
316	MEECE, MARSHALL	\$0 00			\$0 00			0	
317	MEEK, W J	\$0 00			\$0 00			0	
318	MEEK, BRAD	\$0 00			\$0 00			0	
319	ARLDT, DONALD	\$0 00			\$0 00			0	
320	MEYER, GISELA	\$0 00			\$0 00			0	

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	CERT #	DEPOSIT 2	DATE	DATE	CERT #	MEMBER
						REFUND	REFUND		
321	MIGNATTI, ROBERT	\$0 00			\$0 00			0	
322	MINCHO, ALLEN & PEN	\$0 00			\$0 00			0	
323	ROARK, ROB-CHERIE	\$402 50	10/4/19	27	\$0 00			0	
324	MARTIN, SCOTT	\$0 00			\$0 00			0	
325	NEAL, JAMES K	\$0 00			\$0 00			0	
326	NOSKA, MICHAEL / NAN	\$0 00			\$0 00			0	
327	ODOM, JOHN	\$0 00			\$0 00			0	
328	PARSONS JR , EDMUND	\$0 00			\$0 00			0	
329	PAUL, RICHARD ALLEN	\$0 00			\$0 00			0	
330	DAVIS, ELICE	\$0 00			\$0 00			0	
331	PENNER, SCOTT & AMY	\$0 00			\$0 00			0	
332	MUDDER, TOM & SHERI	\$0 00			\$0 00			0	
333	MILLER, EARL & PAMEI	\$350 00	6/23/17		\$0 00			0	
334	RANCH AT WINDERMEI	\$0 00			\$0 00			0	JACKSON, KEVIN
335	TOLSON, KEN	\$0 00			\$0 00			0	
336	POLLOCK, GREGORY	\$0 00			\$0 00			0	
337	SVY PROPERTIES LLC	\$0 00			\$0 00			0	
338	CASEY, MICHAEL	\$0 00	4/29/11	264	\$0 00			0	
339	SPILLER, JOSEPH & SUS	\$0 00	5/8/11	8/12/16	265	\$0 00		0	
340	YOUNG, GARY	\$0 00	5/16/11	11/21/19	266	\$0 00		0	
341	VAVRA, JAMES	\$350 00	9/9/13	288	\$0 00			0	SCHWARTZ, MIKE-C
342	MIRABAL, JAMES & LU	\$0 00			\$0 00			0	
343	SANDERS, MELANIE	\$0 00			\$0 00			0	SANDERS, MELANIE
344	SCHULZE, RICHARD & /	\$0 00			\$0 00			0	
345	SCHELBERT, MICHAEL	\$0 00			\$0 00			0	
346	SITTERLE, SCOTT / KRIS	\$0 00			\$0 00			0	
347	SLIMP, RON	\$0 00			\$0 00			0	
348	GRISSOM, ROGER & CA	\$0 00			\$0 00			0	
349	CALLAWAY, TRAVIS-KI	\$350 00	6/20/11	267	\$0 00			0	
350	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
351	ELPERS, KEVIN	\$402 50	10/18/19	282	\$0 00			0	
352	MESSERSMITH, GARY	\$0 00			\$0 00			0	
353	STUART, RICHARD	\$0 00			\$0 00			0	
354	BURNETT, JEFF	\$0 00			\$0 00			0	
355	MUEHR, JASON	\$0 00			\$0 00			0	
356	MUTH, BRENT & CATHY	\$0 00			\$0 00			0	MUTH, BRENT & CA'
357	SECURITY STATE BANK	\$0 00			\$0 00			0	
358	SHIRLEY, JEANNETTE-r	\$0 00			\$0 00			0	
359	TRADD, ALEX	\$0 00			\$0 00			0	
360	MAULDIN, JAMES D & M	\$402 50	8/29/18		\$0 00			0	
361	BLAKE, MARION	\$0 00			\$0 00			0	
362	CHRISTENSON, ALLEN/M	\$0 00			\$0 00			0	
363	LERNER, STEVE & NAN	\$0 00			\$0 00			0	
364	DELEON, ARMANDO & J	\$0 00			\$0 00			0	
365	HASTINGS, GEORGE & P	\$0 00			\$0 00			0	
366	MIRABAL, JASON	\$0 00			\$0 00			0	
367	CHRIS ELDER HOMES	\$0 00	2/22/18		\$0 00			0	
368	KIEDROWSKI, MARK	\$0 00			\$0 00			0	
369	WHEELER, GREG	\$0 00			\$0 00			0	
370	WILLIAMS, JANNE	\$0 00			\$0 00			0	
371	KRIZAK, TIMOTHY & CI	\$0 00			\$0 00			0	
372	WOMBLE, W T	\$0 00			\$0 00			0	

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	CERT #	DEPOSIT 2	DATE	DATE	CERT #	MEMBER
			REFUND				REFUND		
373	WORTHEN & HUGHES	\$0 00			\$0 00			0	
374	BELL, SHERRY	\$0 00			\$0 00			0	
375	WYNNE, KEN	\$0 00	4/18/19		\$0 00			200	
376	BARTH, STAN	\$0 00			\$0 00			0	
377	MC ALISTER, RHETTA	\$350 00			\$0 00			0	
378	YEAMAN, KAREN	\$0 00			\$0 00			0	
379	STEELE, TIM & JEANNE	\$0 00			\$0 00			0	
380	RICHARDSON, JANEE	\$350 00	2/13/07	224	\$0 00			0	
381	TEAFORD, ROBERT	\$0 00	2/13/07	198	\$0 00			0	
382	SCOTT, KEVIN	\$350 00	2/13/07	225	\$0 00			0	
383	PROPERTY SOLD	\$0 00	2/13/07		\$0 00			0	
384	BURNETT, MARY FRAN	\$0 00			\$0 00			0	
385	COLLINS, ROB	\$0 00			\$0 00			0	
386	DAVIS, HAMLET (BUDD	\$350 00	7/7/14	297	\$0 00			0	
387	GILLIGAN, JOSEPH	\$0 00			\$0 00			0	
388	CHRIS ELDER HOMES	\$402 50	6/11/19		\$0 00			0	
389	106 TOPSPIN INVESTME	\$0 00	8/15/11	268	\$0 00			0	
390	INGHAM, CHRISTOPHE	\$0 00			\$0 00			0	
391	INGHAM, CHRISTOPHE	\$0 00			\$0 00			0	
392	MIGNATTI, ROBERT	\$0 00			\$0 00			0	
393	KRONBERGS, LEON	\$0 00			\$0 00			0	
394	LASSERE, CYNTHIA LEI	\$0 00			\$0 00			0	
395	OSUCH, GLEN	\$0 00			\$0 00			0	
396	MC ALISTER, RHETTA	\$0 00			\$0 00			0	
397	MC DONALD, MARK	\$0 00			\$0 00			0	
398	MEBANE, ROBERT & NI	\$0 00			\$0 00			0	
399	MEEK, BRAD	\$0 00			\$0 00			0	
400	MIGNATTI, ROBERT	\$0 00			\$0 00			0	
401	MUDDER, TOM & SHERI	\$0 00			\$0 00			0	
402	PENNER, SCOTT & AMY	\$0 00			\$0 00			0	
403	PENNER, KEN	\$0 00			\$0 00			0	
404	BECKER, AL & LISETTE	\$350 00	8/19/11	269	\$0 00			0	
405	SANDERS, MELANIE	\$0 00			\$0 00			0	SANDERS, MELANIE
406	SCHELBERT, MICHAEL	\$0 00			\$0 00			0	
407	SITTERLE, SCOTT / KRIS	\$0 00			\$0 00			0	
408	STUART, RICHARD	\$0 00			\$0 00			0	
409	TRADD, ALEX	\$0 00			\$0 00			0	
410	BLAKE, MARIAN	\$0 00			\$0 00			0	
411	HASTINGS, GEORGE & P	\$0 00			\$0 00			0	
412	WILLIAMS, JANNE	\$0 00			\$0 00			0	
413	SORGEN, STUART BRUC	\$0 00			\$0 00			0	
414	WOMBLE, W T	\$0 00			\$0 00			0	
415	CHRISTENSON, ALLEN/M	\$0 00			\$0 00			0	
416	MESSERSMITH, GARY	\$0 00			\$0 00			0	
417	QUICK, DEBORAH	\$350 00	9/6/11	270	\$0 00			0	
418	BELL, SHERRY	\$0 00			\$0 00			0	
419	DURAN, OLIVIA	\$0 00			\$0 00			0	
420	EDWARD PARSONS	\$0 00			\$0 00			0	
421	EDWARD PARSONS	\$0 00			\$0 00			0	
422	HARMEIER, MACEY	\$0 00			\$0 00			0	
423	HARMEIER, MACEY	\$0 00			\$0 00			0	
424	KIEDROWSKI, MARK	\$0 00			\$0 00			0	

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	CERT #	DEPOSIT 2	DATE	DATE	CERT #	MEMBER
						REFUND	REFUND		
425	KIEDROWSKI, MARK	\$0 00			\$0 00			0	
426	ELLIS, JEFF & ROSE	\$350 00		271	\$0 00			0	
427	MEEK, W J	\$0 00			\$0 00			0	
428	MEEK, W J	\$0 00			\$0 00			0	
429	MEEK, W J	\$0 00			\$0 00			0	
430	MC ALISTER, RHETTA	\$0 00			\$0 00			0	
431	MC ALISTER, RHETTA	\$0 00			\$0 00			0	
432	MC ALISTER, RHETTA	\$0 00			\$0 00			0	
433	LIPPOLD, WALTER	\$0 00			\$0 00			0	
434	LIPPOLD, WALTER	\$0 00			\$0 00			0	
435	LIPPOLD, WALTER	\$0 00			\$0 00			0	
436	MEYER, GISELA	\$0 00			\$0 00			0	
437	MEYER, GISELA	\$0 00			\$0 00			0	
438	MEYER, GISELA	\$0 00			\$0 00			0	
439	CHRIS ELDER HOMES	\$0 00	3/26/18		\$0 00			0	
440	STILL, KENDALL & TAB	\$350 00	11/3/16	355	\$0 00			0	
441	WEBSTER & LUCAS	\$0 00			\$0 00			0	
442	WEBSTER & LUCAS	\$0 00			\$0 00			0	
443	WEBSTER & LUCAS	\$0 00			\$0 00			0	
444	CHRIS ELDER HOMES	\$350 00	1/10/18		\$0 00			0	
445	EAST GATE PROP	\$0 00			\$0 00			0	
446	EAST GATE PROP	\$0 00			\$0 00			0	
447	EAST GATE PROP	\$0 00			\$0 00			0	
448	EAST GATE PROP	\$0 00			\$0 00			0	
449	EAST GATE PROP	\$0 00			\$0 00			0	
450	EAST GATE PROP	\$0 00			\$0 00			0	
451	MAULDIN, JAMES D & N	\$0 00			\$0 00			0	
452	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
453	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
454	SORGEN, BRUCE	\$350 00	8/9/13		\$0 00			0	
455	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
456	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
457	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
458	FLOWE, MARK	\$350 00			\$0 00			0	
459	TRES SI EL - DELETE	\$0 00			\$0 00			0	
460	GALLYAMOVA, ALBIN	\$0 00			\$0 00			0	
461	MARTIN, SCOTT	\$350 00	2/10/16	322	\$0 00			0	
462	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
463	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
464	CHAPPELL-COX, HEATH	\$402 50	11/1/19	124	\$0 00			0	
465	CHRIS ELDER HOMES	\$0 00	2/21/18		\$0 00			0	HUNTER FAMILY RE
466	DAVIS, BRAD & GLYNIS	\$0 00			\$0 00			0	
467	CHRIS ELDER HOMES	\$402 50	10/23/19		\$0 00			0	
468	CHRIS ELDER HOMES	\$402 50	9/25/19		\$0 00			0	
469	ELLIS, JEFF & ROSE	\$0 00			\$0 00			0	
470	SEWER PLANT WATER	\$0 00			\$0 00			0	
471	DEE, BOBBY AND ELSIE	\$350 00	5/1/19		\$0 00			0	
472	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
473	CHRIS ELDER HOMES	\$350 00	1/10/18		\$0 00			0	
474	DEYO, RANDY & SANDI	\$0 00			\$0 00			0	
475	DEYO, RANDY & SANDI	\$0 00			\$0 00			0	
476	CHRIS ELDER HOMES	\$0 00			\$0 00			0	

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	CERT #	DEPOSIT 2	DATE	DATE	CERT #	MEMBER
						REFUND	REFUND		
477	DEYO, RANDY & SANDI	\$0 00			\$0 00			0	
478	DEYO, RANDY & SANDI	\$0 00			\$0 00			0	
479	HUMMER, DAVID	\$0 00			\$0 00			0	
480	HUMMER, DAVID	\$0 00			\$0 00			0	
481	BRANCH, JOHN & CARM	\$0 00			\$0 00			0	
482	HARVEY, BEAU	\$350 00			\$0 00			0	
483	DAVIS, H I (BUDDY)	\$0 00			\$0 00			0	
484	BOOTH, RAY & MARY	\$0 00			\$0 00			0	
485	BOOTH, RAY & MARY	\$0 00			\$0 00			0	
486	SANDERS, MICHAEL	\$0 00			\$0 00	3/6/16		0	
487	EPICH, KENNETH-CHRIS	\$402 50	12/2/19	408	\$0 00			0	
488	DAVIS, BRAD & GLYNIS	\$0 00		201	\$0 00			0	
489	LECKY, JOHN	\$350 00	7/9/07	203	\$0 00			0	LECKY, JOHN
490	MARTIN, WILLIAM & M	\$0 00	6/26/07	190	\$0 00			0	
491	GASSOWAY, MARCIA S	\$0 00		206	\$0 00			0	
492	RYAN, HILLARY A	\$350 00	7/19/07		\$0 00			0	
493	NAJVAR, KAREN	\$0 00			\$0 00	3/6/16		0	
494	DEE, BOBBY & ELSIE	\$0 00			\$0 00			0	
495	LIPPOLD, WALTER	\$0 00			\$0 00			0	
496	DAVIS, DILLON GERRY	\$0 00	11/13/07	7/31/18	\$0 00			0	RICKY A DAVIS LIVI
497	HUBBARD, BRADLEY B	\$350 00	9/13/07	207	\$0 00			0	
498	DAVIS, BRAD & GLYNIS	\$0 00		209	\$0 00	3/6/16		0	
499	DAVIS, MARGARET	\$0 00			\$0 00			0	
500	MILLER, SOLETA	\$0 00			\$0 00			0	
501	CRUZ, CHARLES P & LE	\$0 00			\$0 00			0	
502	HARVEY, DIANNE-BEAU	\$402 50	11/8/19		\$0 00			0	
503	WOOD, GARY-MARY	\$350 00	2/27/12	272	\$0 00			0	
504	LUCAS, MICHAEL	\$0 00	11/13/07		\$0 00			0	
505	LUCAS, MICHAEL	\$0 00	11/13/07		\$0 00			0	
506	ELLIOTT, RICHARD & L	\$0 00	11/26/07		\$0 00			0	
507	DEYO, RANDY & SANDI	\$0 00			\$0 00			0	
508	DEYO, RANDY & SANDI	\$0 00			\$0 00			0	
509	RICHARDSON, JANEY	\$0 00			\$0 00			0	
510	FELIPE VON INC /RADEI	\$0 00			\$0 00			0	
511	MAIR, DARBY	\$0 00			\$0 00			0	
512	MAIR, DARBY	\$0 00			\$0 00			0	
513	HOWARD, ROLAND-HEI	\$350 00	3/26/12		\$0 00			0	
514	FREEMAN TRUST, THE	\$0 00	4/26/12	274	\$0 00			0	
515	GARDNER, MARVIN L II	\$0 00			\$0 00			0	
516	GASTONIA PROPERTIES	\$0 00			\$0 00			0	
517	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
518	FELIPE VON INC /RADEI	\$0 00			\$0 00			0	
519	FELIPE VON INC /RADEI	\$0 00			\$0 00			0	
520	MARTIN, ANNETTE & TI	\$350 00	1/8/17	360	\$0 00			0	
521	MAXWELL, STUART C	\$0 00			\$0 00			0	
522	CHRIS ELDER HOMES	\$350 00	5/9/17		\$0 00			0	
523	STEIN, BARRY	\$350 00		222	\$0 00			0	
524	GERINO, THOMAS-PATF	\$350 00	2/4/16	221	\$0 00			0	GERINO, THOMAS
525	BERTLING, AMY	\$0 00		223	\$0 00			0	
526	LERNER, STEVE & NAN	\$350 00	8/20/08	254	\$0 00	10/7/08		0	
527	SCHNEIDER, ERIC	\$350 00	12/27/08	216	\$0 00			0	
528	YOUNGBERG, DEWAYN	\$0 00	12/26/08	215	\$0 00			0	

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	CERT #	DEPOSIT 2	DATE	DATE	CERT #	MEMBER
			REFUND			REFUND			
529	HANCOCK, DEBORAH	\$0 00	12/27/08	217	\$0 00			0	
530	LAWELL, TERRY & SAN	\$0 00			\$0 00			0	
531	MESSERSMITH, GARY	\$0 00			\$0 00			0	
532	DAVIS, ELICE	\$350 00	6/16/12	275	\$0 00			0	
533	MORROW, CORY-SHERI	\$350 00	6/26/12	276	\$0 00			0	
534	HOEKSTRA, DIRK	\$350 00	12/24/12	279	\$0 00			0	
535	HARMEIER, MACEY	\$350 00	12/30/12	278	\$0 00			0	
536	BEASTON, SAMANTHA	\$402 50	2/26/19	3/6/19	280	\$0 00		0	
537	GRESHOWAK, STEVE-JU	\$0 00	1/7/13	3/18/19	281	\$0 00		0	
538	BECKER, AL & LISETTE	\$0 00			\$0 00			0	
539	LAGO ENTERPRISES LL	\$0 00	2/25/13	282	\$0 00			0	
540	MARTIN, SCOTT	\$350 00	9/27/13	289	\$0 00			0	
541	PROCESS METER	\$0 00			\$0 00			0	
542	ANDREWS, TAMRA	\$350 00	8/7/14	298	\$0 00			0	
543	GIMENEZ, JOE	\$350 00	8/26/14	299	\$0 00			0	
544	MARTIN, DANA	\$0 00	9/25/14	300	\$0 00			0	
545	HAGAR, JEFFREY	\$350 00	11/25/14	301	\$0 00			0	
546	CHAPARRAL FUNDS LL	\$0 00	1/16/15	11/26/18	303	\$0 00		0	
547	CHRISTENSON, ALLEN	\$350 00	1/29/15	304	\$0 00			0	
548	MAIR, HANS	\$0 00			\$0 00			0	
549	LOWERY, JOHN & EMIL	\$350 00	3/15/15	305	\$0 00			0	
550	TAPPAN, TRAVIS	\$350 00	3/26/15	306	\$0 00			0	
551	SCHROER, ROB	\$0 00		307	\$0 00			0	
552	BENNETT, STERLING	\$0 00	6/7/15	308	\$0 00			0	BENNETT, STERLING
553	DURAN, OLIVIA	\$350 00	7/8/15	309	\$0 00			0	
554	MARTIN, JAMES & DOR	\$350 00	7/27/15	310	\$0 00			0	MARTIN, JAMES & D
555	BUS HANGARS LLC	\$350 00	12/20/16		\$0 00			0	COVINGTON, KIRK
556	CHRIS ELDER HOMES - I	\$0 00		311	\$0 00			0	
557	RUSSELL, JAMES	\$350 00			\$0 00			0	
558	SKEEN, WILLIAM & HOI	\$350 00	10/11/15		\$0 00			0	
559	BUS HANGERS LLC	\$350 00	7/16/15		\$0 00			0	
560	BESTERVELD, PAUL	\$0 00	11/17/15	10/14/19	315	\$0 00		0	
561	THALE, BRYAN	\$350 00	12/6/15	316	\$0 00			0	
562	HUBBARD, BRADLEY B	\$0 00			\$0 00			0	
563	BILLINGSLEY, LITTLE	\$350 00	12/19/15	317	\$0 00			0	
564	BERTINO, DAVID-MARY	\$350 00		318	\$0 00			0	
565	WILLIAMS, MICHAEL	\$0 00		319	\$0 00			0	
566	MARTIN, CHARLES & JI	\$350 00	1/19/16	320	\$0 00			0	
567	STAGER, CHARLES & RI	\$350 00	1/28/16	321	\$0 00			0	
568	FULLER, JOSIE	\$350 00	2/28/16	323	\$0 00			0	
569	DUNLAP, LAJUANA	\$350 00	3/29/16	324	\$0 00			0	
570	CHRIS ELDER HOMES	\$350 00	8/25/17		\$0 00			0	
571	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
572	PARTRIDGE, LESLIE R	\$350 00	5/15/16	328	\$0 00			0	
573	MARWEIH, GEORGE	\$0 00			\$0 00			0	
574	MARWEIH, GEORGE	\$0 00			\$0 00			0	
575	DOLFUSS, NELSON	\$350 00	5/10/16	325	\$0 00			0	
576	WALKER, STEVE	\$350 00	5/10/16	326	\$0 00			0	
577	PETTICREW, FRED	\$350 00	5/10/16	327	\$0 00			0	
578	MELLENGER, L C	\$350 00	1/3/17	329	\$0 00			0	
579	PETRO SOURCE CONS L	\$350 00	6/14/16	331	\$0 00			0	
580	WINTERS, REX	\$350 00	6/14/16	332	\$0 00			0	

Thursday, January 2, 2020

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	DATE REFUND	CERT #	DEPOSIT 2	DATE	DATE REFUND	CERT #	MEMBER
581	REICHART, LINDA/JAY	\$350 00	9/1/16	9/1/16	291	\$0 00			0	
582	LERNER, STEVEN & NAJ	\$350 00	6/24/16		334	\$0 00			0	
583	WASHBURN, VALERIE	\$350 00	6/24/16		335	\$0 00			0	
584	PARK, CLARISSA	\$0 00	7/19/16		337	\$0 00			0	
585	MOON, THOMAS-JULIE	\$350 00	7/19/16		338	\$0 00			0	
586	GRISSOM, ROGER-CARF	\$350 00	7/28/16		339	\$0 00			0	
587	MC FARLAND, KATHY	\$350 00	7/28/16		340	\$0 00			0	
588	PUERTA, JACEN	\$350 00	8/15/16		344	\$0 00			0	
589	MILLER, SCOTT-JUDY	\$350 00	8/1/16		341	\$0 00			0	
590	WISNOSKI, PATRICK-LA	\$350 00	8/1/16		342	\$0 00			0	
591	DAVIS, BRAD & GLYNIS	\$350 00	8/15/16		343	\$0 00			0	
592	MENENDEZ, LAUREN	\$350 00	8/15/16		346	\$0 00			0	
593	PENNER, KEN	\$350 00	9/13/16		348	\$0 00			0	
594	FERGUSON, DARLA	\$350 00	9/13/16		349	\$0 00			0	
595	JOHNSON, DEAN	\$350 00	9/21/16		350	\$0 00			0	
596	RATTRAY, EVAN-PHEBI	\$350 00	10/6/16		351	\$0 00			0	
597	WHIDDEN, CHARLIE & J	\$0 00				\$0 00			0	
598	CARMICHAEL, JUDITH	\$350 00	10/27/16		353	\$0 00			0	
599	JAMES, PATRICK	\$350 00	11/11/16		358	\$0 00			0	
600	COHEN, ISAAC	\$350 00	12/8/16		359	\$0 00			0	
601	CHRIS ELDER HOMES	\$350 00	1/17/17		361	\$0 00			0	
602	DOSS, MICHAEL	\$350 00	1/17/17		362	\$0 00			0	
603	HANCOCK, DEBORAH	\$350 00	1/17/17		363	\$0 00			0	
604	BRADY, WILLIAM & SU	\$0 00	10/14/16	2/27/19	364	\$0 00			0	
605	DOUBLE F HANGER	\$350 00	3/8/17		365	\$0 00			0	
606	LAMPLIGHTER 82 LLC	\$350 00	6/1/17			\$0 00			0	
607	FFRENCH, LAWRENCE I	\$0 00	6/19/17			\$0 00			0	
608	HISCHAR, PAUL-CHRIST	\$0 00				\$0 00			0	
609	PHILLIPS, ROBIN-LINDA	\$0 00				\$0 00			0	
610	SHADDOX, JAMES	\$402 50	7/22/19		406	\$0 00			0	
611	DAVIS, ELICE	\$350 00	9/1/17			\$0 00			0	
612	FEINGERSH, LARRY	\$0 00	9/15/17	3/12/19		\$0 00			0	
613	WATER LEAKS AND FLU	\$0 00				\$0 00			0	
614	CHRIS ELDER HOMES	\$0 00				\$0 00			0	
615	ZROMA OPERATING LLC	\$0 00				\$0 00			0	
616	SANDERS-URESTI, MAD	\$0 00				\$0 00			0	SANDERS, MELANIE
617	CHRIS ELDER HOMES	\$0.00				\$0 00			0	
618	CHRIS ELDER HOMES	\$0 00				\$0 00			0	
619	CHRIS ELDER HOMES	\$0 00				\$0 00			0	
620	DUNLAP, LAJUANA	\$0 00				\$0 00			0	
621	BURT, JAY & AMBER	\$0 00				\$0 00			0	
622	WILLIAMS-CERECEDO,	\$0 00				\$0 00			0	
623	DEUTSCHLANDER, ASH	\$0 00				\$0 00			0	
624	BRYANT, JESSICA H	\$0 00				\$0 00			0	
625	SIMMONS, JUNE	\$0 00				\$0 00			0	TREEN, SHAWN
626	CHRIS ELDER HOMES	\$0 00				\$0 00			0	
627	DONATTI, FERNANDO	\$0 00				\$0 00			0	
628	DAVIS, AMY & LANCE	\$0 00				\$0.00			0	
629	PRINCE, SHEILA	\$350 00	2/10/18			\$0 00			0	
630	CHRIS ELDER HOMES	\$0 00				\$0 00			0	
631	CHRIS ELDER HOMES	\$0 00				\$0 00			0	
632	CHRIS ELDER HOMES	\$0 00				\$0 00			0	

Thursday, January 2, 2020

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MEMBERSHIPS

WINDERMERE OAKS WSC

ACCT #	NAME	MEMBERSHIP	DATE	CERT #	DEPOSIT 2	DATE	DATE	CERT #	MEMBER
						REFUND	REFUND		
633	MEADE, CARL-CELYNA	\$402 50	12/5/19		\$0 00			0	
634	COVINGTON, GARY	\$0 00			\$0 00			0	
635	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
636	MERCADO, JILL-VACAN	\$0 00			\$0 00			0	MERCADO, JILL
637	GEACONE, JOSEPH-JE/	\$402 50	10/4/18		\$0 00			0	
638	RECKART, MARK	\$350 00	4/16/18		\$0 00			0	
639	FEINGERSH, LARRY A	\$350 00	4/16/18		\$0 00			0	
640	BLACK, DANIEL L	\$0 00	4/16/18		\$0 00			0	
641	KERLEY-JENSEN FAMIL	\$350 00	4/16/18		\$0 00			0	
642	DONATTI, FERNANDO	\$0 00			\$0 00			0	JOHNSON, IRWIN
643	MOORE, GLENN & SUSA	\$350 00	5/26/18		\$0 00			0	
644	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
645	VAN EMAN, STUART	\$0 00			\$0 00			0	
646	ATAROD, ESSI AND ELS	\$0 00			\$0 00			0	
647	HIGHFILL, KIMBERLY	\$350 00			\$0 00			0	HUNTER FAMILY RE
648	NIGH, JOHN W-SANDY	\$350 00			\$0 00			0	
649	407 KENDALL LLC	\$0 00			\$0 00			0	
650	SZUMSKI, GREG-ANNE	\$350 00	7/23/18		\$0 00			0	
651	JOZA, KRISTINA	\$402 50	7/31/18		\$0 00			0	
652	CARPENTER CUSTOM H	\$402 50	1/14/19		\$0 00			0	
653	CARPENTER CUSTOM H	\$0 00			\$0 00			0	
654	TRAN, VU NGHIA	\$402 50	8/24/18		\$0 00			0	
655	FLETCHER, MATTHEW-	\$350 00	9/17/18		\$0 00			0	
656	FIGUEIREDO, DAVID	\$402 50	9/19/18		\$0 00			0	
657	HETZ, STEPHEN P & MA	\$402 50	9/19/18		\$0 00			0	
658	FOLEY, DYLAN & KATH	\$0 00	9/20/18		\$0 00			0	
659	DONATTI, FERNANDO	\$0 00			\$0 00			0	
660	BRB DEVELOPMENT	\$0 00	2/28/19	5/17/19	\$0 00			0	
661	BRB DEVELOPMENT	\$0 00	2/28/19	4/18/19	\$0 00			0	
662	YU, JUNG	\$402 50	10/3/18		\$0 00			0	
663	LAMNECK, ANDREA	\$0 00			\$0 00			0	TEXAS JEFFERSON F
664	DIEGO, TAURINO S	\$0 00			\$0 00			0	
665	WESTERMAN, MARSHA	\$402 50	11/10/18		\$0 00			0	
666	no	\$0 00			\$0 00			0	
667	MOORE CPG LLC	\$402 50	11/14/18		\$0 00			0	
668	HARVEY, BEAU	\$0 00			\$0 00			0	
669	FRITZLER, MICHAEL & !	\$0 00			\$0 00			0	
670	MC COY, ALAN-PAMEL	\$402 50	12/12/18		\$0 00			0	
671	BLOMSTROM, EVAN-TA	\$42 50	12/20/18		\$0 00			0	
672	GREGG CUSTOM HOME	\$0 00			\$0 00			0	
673	FALCO, MICHAEL SCOT	\$0 00			\$0 00			0	
674	LAPOINT, STEPHEN-HID	\$402 50	2/27/19	364	\$0 00			0	
675	MOREY, JEANNE	\$402 50			\$0 00			0	
676	HENDRICKS 2011 REVOI	\$402 50	3/12/19		\$0 00			0	
677	BEASLEY, BONNIE	\$402 50		281	\$0 00			0	NUNNELLY, VANESS
678	DONATTI, FERNANDO	\$0 00			\$0 00			0	
679	VICARS II, DAVID-NANC	\$0 00			\$0 00			0	
680	VICARS II, DAVID-NANC	\$0 00			\$0 00			0	
681	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
682	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
683	CHRIS ELDER HOMES	\$0 00			\$0 00			0	
684	MAYES, MICHAEL-HEA'	\$402 50	3/28/19		\$0 00			0	

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MEMBERSHIPS**WINDERMERE OAKS WSC**

ACCT #	NAME	MEMBERSHIP	DATE	CERT #	DEPOSIT 2	DATE	DATE	CERT #	MEMBER
			REFUND				REFUND		
685	BELL, PHILLIP-SHERRY	\$402 50	4/26/19	57	\$0 00			0	
686	COX, DENNIS	\$402 50	5/6/19	401	\$0 00			0	
687	WATTS-PENA, KAYLEE	\$402 50	4/5/19	402	\$0 00			0	
688	HARVEY, BEAU-DIANNI	\$402 50	5/1/19	107	\$0 00			0	
689	NEUMANN, JULIE	\$0 00			\$0 00			0	
690	MADIGAN, JIM-DAWN	\$402 50	6/10/19		\$0 00			0	
691	COHEN, JOSEPH-BARBA	\$402 50	6/14/19		\$0 00			0	
692	BAYER, NANCY-CURT	\$40 25	5/22/19	404	\$0 00			0	
693	JONES, JANE COLLEEN	\$0 00			\$0 00			0	
694	BLAKELOC PROPERTIES	\$402 50	7/22/19	403	\$0 00			0	
695	TENNIS VILLAGE LIFT S	\$0 00			\$0 00			0	
696	SANDERSON, DEBORAH	\$0 00			\$0 00			0	
697	DEYO, RANDY	\$402 50	8/12/19	156	\$0 00			0	
698	MATTISON, JACE J	\$402 50	8/28/19	24	\$0 00			0	MATTISON, JACE J
699	CAVAZOS,ELEANOR-AI	\$0 00			\$0 00			0	
700	HARVEY, BEAU-DIANNI	\$0 00			\$0 00			0	
701	BURDETT, MIKE-KAREN	\$0 00			\$0 00			0	
702	BURDETT, MIKE-KAREN	\$0 00			\$0 00			0	
703	O'NEIL, MICHAEL-PAUL	\$0 00			\$0 00			0	
704	O'NEIL, MICHAEL-PAUL	\$0 00			\$0 00			0	
705	O'NEIL, MICHAEL-PAUL	\$0 00			\$0.00			0	

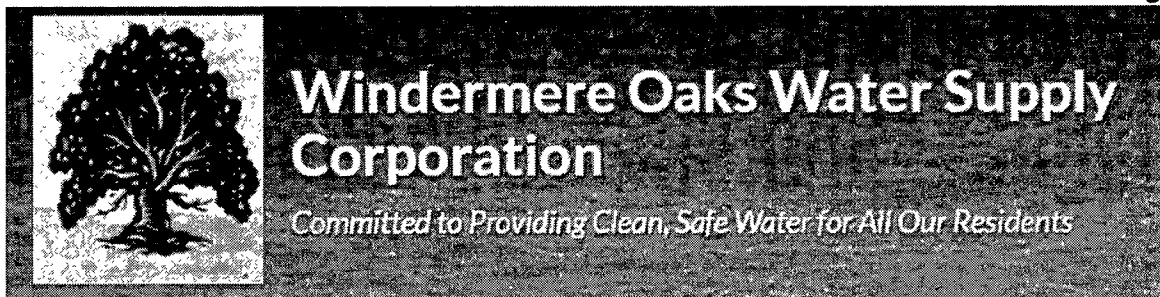
697 Accounts listed

Total amount of memberships: \$103,385.25

Total amount of Deposit 2: \$0.00

All Customers

Windermere Oaks Water Supply Corp.



WOWSC PIO Report – December 14, 2019

Prepared by Joe Gimenez

Public Information Officer, President, Chief Administrative Officer

The Texas Public Information Act (the “Public Information Act” or the “Act”) gives the public the right to request access to government information. The Act is triggered when a person submits a written request to a governmental body. The request must ask for records or information already in existence. The Act does not require a governmental body to create new information, to do legal research, or to answer questions. In preparing a request, a person may want to ask the governmental body what information is available.

Although the Act makes most government information available to the public, some exceptions exist. If an exception might apply and the governmental body wishes to withhold the information, the governmental body generally must, within ten business days of receiving the open records request, refer the matter to the OAG for a ruling on whether an exception applies. If the OAG rules that an exception applies, the governmental body will not release the information. If a governmental body improperly fails to release information, the Act authorizes the requestor or the OAG to file a civil lawsuit to compel the governmental body to release the information.

Key Dates and Information

Total PIA requests in 2018 – 3

March 9, 2019 – New Board members Joe Gimenez and Bill Earnest are elected to serve with re-elected member Mike Nelson.

March 29, 2019 – At second meeting of 2019 Board, Gimenez advises Board of three PIA requests with requests for 15 different pieces of information. Gimenez had begun fulfilling requests but asked Board members Bertino and Morse, who were not officers, to serve as PIO. They declined. Motion carries to appoint Gimenez as temporary Public Information Officer. Legal team to investigate use of volunteer non-board member.














































April 15, 2019 – At third Board meeting, Gimenez advises that five additional requests have been received for approximately 40 different pieces of information.

May 8, 2019 – To acknowledge laws about PIOs, Board approves Gimenez as Chief Administrative Officer. No new PIA requests received.

July 10, 2019 – Gimenez advised that WOWSC had received 11 additional PIA requests, for a total of 19 since March 9. Board approves paying \$416 per month to PIO for services, subject to cessation when requests slow down or stop.

December 14, 2019 – A total of 45 PIA requests have been received by WOWSC.

Public Information Act Requests Received Since March 9, 2019

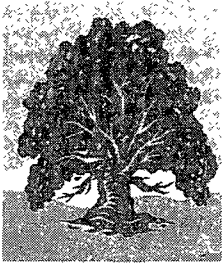
 1 - Rene French March 19	 25 - Danny Flunker July 24
 2 - Danny Flunker PIA March 21	 26 - Danny Flunker July 24 - 2nd
 3 - Dick Dial March 21	 27 - Danny Flunker July 25
 4 - Dick Dial April 2	 28 - Danny Flunker Aug 1
 5 - Dick Dial April 4	 29 - Patti Flunker Aug 2
 6 - Rene French April 4	 30 - Danny Flunker Aug 5
 7 - Danny Flunker April 4	 31 -- Mark McDonald Aug 23
 8 - Danny Flunker April 11	 32 -- Mark McDonald Aug 23 - 2nd request
 9 - Bruce Sorgen May 12	 33 - Danny Flunker Aug 26
 10 - Danny Flunker May 17	 34 - Bruce Sorgen Aug 28
 11 - Danny Flunker May 28	 35 - Danny Flunker Sept. 2
 12 - Danny Flunker June 5	 36 - Danny Flunker Sept. 26
 13 - Danny Flunker June 10	 37 - Danny Flunker Sept. 26
 14 - Danny Flunker June 14	 38 - Rob Van Eman 10-9
 15 - Danny Flunker June 20	 39 - Bruce Sorgen 10-11
 16 - Danny Flunker June 21	 40 - Danny Flunker 10-14
 17 - Danny Flunker June 24	 41 - Josie Fuller 10-21
 18 - Danny Flunker June 26	 42 - Patti Flunker 10-21
 19 - Danny Flunker July 8	 43 - Bruce Sorgen 11-11
 20 - Danny Flunker July 15	 44 - Dana Martin 12-2
 21 - Patti Flunker July 16	 45 - Dana Martin 12-6
 22 - Anita Dismuke July 18	
 23 - Rene French July 19	
 24 - Patti Flunker July 22	

2019 FILINGS WITH ATTORNEY GENERAL'S OFFICE

Complaint ID#754626 (March 12, 2019) – Related to May 20, 2018, PIA request, Danny Flunker filed complaint alleging the WOWSC failed to respond appropriately to a request for information related to letter sent to previous attorney. AG's office closed case on May 28, 2019 after certification of response.

Complaint ID#788478 (August 15, 2019) – Related to June 20, 2019, PIA request, Danny Flunker filed complaint alleging the WOWSC failed to respond appropriately to a request for information related to correspondence between WOWSC, its attorney and insurance carrier. AG's office has closed the case.

Request for Determination ID#781033 (August 15, 2019) – WOWSC seeks decision as to whether it must produce information in response to Danny Flunker PIA request for legal invoices. WOWSC files administrative case Cause No. D-1-GN-19-006219 in Travis County requesting court to declare that WOWSC is relieved from compliance with Attorney General's ruling OR2019-22667 in order to protect privileged information related to ongoing lawsuits.



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2019 - 2020 Board of Directors:
Joe Gimenez, President
Bill Earnest, Vice President
Mike Nelson, Secretary/Treasurer
Patricia Gerino, Director
Dorothy Taylor, Director

**Windermere Oaks Water Supply Corporation (WOWSC) meeting held: Thursday, December 19, 2019
at the Spicewood Community Center, 7901 Co Rd 404, Spicewood TX, 78669**

2019 - 2020 Board Members Present: Bill Earnest, Patricia Gerino, Joe Gimenez, Mike Nelson, Dorothy Taylor

Minutes

The meeting was called to order at 6:01PM by Joe Gimenez. A quorum was established with five Board Members present.

- 1) Comments from citizens and members who have signed sign-up sheet to speak (3-minute limit per person)
 - a) No comments
- 2) Review, consider and take action to approve minutes of prior meetings:
 - a) Motion made and carried by all to approve the October 9th, October 16th, November 14th, and November 20th meeting minutes
 - b) Tabled review of December 14th Special Members meeting minutes until next meeting
- 3) RECALL PETITION REPORT – Review results of independent election auditor and ratify as needed.
 - a) December 14th Special Members meeting
 - i) Ballots cast in person: 28
 - ii) Ballots cast prior to election: 68
 - iii) Total number of ballots cast: 96
 - iv) Total number of ballots not counted due to defects: 0
 - v) For removal of Joe Gimenez: 56
 - vi) Against removal of Joe Gimenez: 40
 - vii) Petition to remove Joe Gimenez from the WOWSC Board failed. Joe remains on the WOWSC Board of Directors.
- 4) MANAGER'S REPORT –
 - a) INSTALLATION OF GENERATOR – Update on timeline for completion of installation, including concrete slab, electrical work, possibility of service disruption and options to mitigate.
 - i) 50% deposit was previously paid on the generator which initiated its order. ~ half way through the sixteen-week lead time for the new generator.
 - ii) Electrician was out at the WTP this week to review project plans.
 - (1) Electrician expects ~ 4 hour down time to complete the electrical work.
 - (2) George is investigating renting a generator to keep the pumps running during this ~ 4 hour installation period to avoid pressure loss.
 - iii) The generator's concrete slab was poured today.
 - b) PRE-TREATMENT FACILITY – Update on any new bids and plans.
 - i) Complex project
 - ii) Discussions with engineers and contractors are ongoing.
 - c) SEWER PERMIT RENEWAL – Update on status.
 - i) WWTP has its own set of rules.

- ii) WWTP permit expires every five years.
- iii) Permit renewal process is ongoing. WOWSC received a temporary permit from TCEQ.
- iv) George learned that a permit is in draft for a ten-year period due to WOWSC's superior compliance during the last permit period.
- d) REVIEW OF TEXT MESSAGING ALERT SYSTEM – Update on question member had regarding why she did not receive text messages about boil notice in November.
 - i) From a discussion with the Rural Water web site technician, Dorothy learned that for alerts to be sent by both text and email the alert needs to be posted in our web site's news section for email and alert section for texts.
- e) INSURANCE RENEWAL – Update on changes presented by insurance company in latest renewal correspondence and discuss D&O insurance coverage.
 - i) WOWSC's insurance is renewed every March. George is providing the insurance company with WTP and WWTP asset evaluations for next year's insurance bill.
- f) TRWA RATE ANALYSIS – Update on TRWA availability for rate analysis.
 - i) Used TRWA's recommended rates for the June 2018 rate increase.
 - ii) George spoke with TRWA analyst James Smith and reached consensus to use WOWSC's Y2019 actuals for a new rate analysis. The new rate analysis is anticipated to be complete within sixty days of providing the Y2019 actuals.
- 5) DIRECTOR ELECTION PROCEDURES – Board will consider and take action on the following regarding election of directors for 2020 Board members for Place 4 and Place 5.
 - a) Determination of whether any candidates are unopposed, whether any director position did not receive candidate applications, and, as applicable, adoption of a resolution declaring any unopposed candidates elected, any director positions without candidates vacant, and direct that resolution be posted.
 - i) Mike read the following Secretary statement regarding the election for the office of WOWSC Board Director, which was to be held on February 1, 2020:

THE STATE OF TEXAS

COUNTY OF BURNET

WINDERMERE OAKS WATER SUPPLY CORPORATION

§
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§

I, the undersigned Secretary of the Board of Directors of Windermere Oaks Water Supply Corporation ("WOWSC"), certify the following with regard to the election for the office of director, which was to be held on February 1, 2020:

- (1) December 13, 2019 was the deadline for persons to file with WOWSC an application to have their name printed on the ballot as a candidate for election to the office of WOWSC Director for Director Place 4 and 5 at the election scheduled for February 1, 2020.
- (2) The only person who filed an application to have her name placed on the ballot as candidates for Director Place 5 is Dorothy Taylor.
- (3) Two (2) positions for the office of director are scheduled to be voted on at the February 1, 2020 election, and only one (1) person submitted an application to have their names placed on the ballot.
- (4) Candidate Dorothy Taylor is unopposed for election to the office of WOWSC Director, Place 5.
- (5) No candidate is up for election for the office of WOWSC Director, Place 4.

WITNESS MY HAND, this 19th day of December, 2019.

By: *Michael PA Nelson* 12/19/19
 Mike Nelson, Secretary
 Board of Directors of
 Windermere Oaks Water Supply Corporation

- ii) Joe read the following resolution declaring unopposed candidate Dorothy Taylor as a WOWSC Board Director and cancelling the February 1, 2020 Directors election:

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF WINDERMERE OAKS WATER SUPPLY CORPORATION
DECLARING UNOPPOSED CANDIDATE DOROTHY TAYLOR AS DIRECTOR OF
WINDERMERE OAKS WATER SUPPLY CORPORATION AND
CANCELLING FEBRUARY 1, 2020 DIRECTORS ELECTION**

WHEREAS, Windermere Oaks Water Supply Corporation ("WOWSC") is a nonprofit water supply corporation, operating under the authority of Chapter 67 of the Texas Water Code and the holder of retail water utility and sewer service Certificates of Convenience and Necessity Nos. 12011 and 20662 issued by the Public Utility Commission of Texas;

WHEREAS, the terms of WOWSC Director Place 4 and WOWSC Director Place 5 expire in 2020;

WHEREAS, WOWSC posted notice of the opportunity for candidates to submit applications to run for the two open positions on its Board of Directors (the "Board") pursuant to Texas Water Code Section 67.0052(b);

WHEREAS, WOWSC made director candidate application forms available at WOWSC's main office, made director candidate application forms available by mail or electronically, upon request, and such forms remained available until December 13, 2019, the deadline to submit such forms;

WHEREAS, only one (1) person submitted an application for Director Place 5, Dorothy Taylor, thus creating an unopposed election for WOWSC Director Place 5 pursuant to Texas Water Code Section 67.0055; and

WHEREAS, WOWSC received no candidate applications for Director Place 4.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WINDERMERE OAKS WATER SUPPLY CORPORATION THAT:

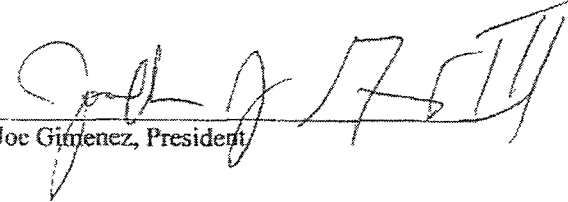
1. The above recitals are true and correct.
2. The Directors Election was duly called, and the Secretary of WOWSC has duly certified in writing that Dorothy Taylor is unopposed for election to the office of WOWSC Director, Place 5, in accordance with applicable Texas law.
3. Dorothy Taylor is declared elected to serve a two (2) year term on the Board of Directors of WOWSC, subject to her taking her oath and any other appropriate actions, as required by law.
4. No candidate submitted an application for WOWSC Director Place 4, and thus Director Place 4 will remain vacant until that position's term expires or until the

WOWSC Board appoints a director to Place 4 in accordance with WOWSC Bylaws and applicable law, whichever occurs first.

5. The directors election called for February 1, 2020 will not be held, and a copy of this Resolution Declaring Dorothy Taylor as Director of WOWSC and Canceling the February 1, 2020 Director's Election will be posted at the WOWSC main office and read into the record at the annual meeting.
6. It is further found and determined that notice of the date, place and subject of this meeting was posted in accordance with the terms and provisions of Texas Government Code § 551 at least 72 hours preceding the scheduled time of this meeting and that the terms and provisions of said Texas Government Code § 551 have been complied with.
7. The Board of Directors of WOWSC authorizes its President, General Manager, and WOWSC legal counsel to take any action necessary to implement the terms of this Resolution.

This resolution is hereby PASSED AND APPROVED this 19th day of December, 2019 by vote of 5 in support, 0 against, and 0 abstaining.

WINDERMERE OAKS
WATER SUPPLY CORPORATION


Joe Gimenez, President

ATTEST:


Mike Nelson, Secretary/Treasurer

- (1) Oath is part of application to become a WOWSC Board Director
- (2) Motion made and carried by all to approve the resolution
- b) Finalize and approve the notice and agenda for 2.1.2020 member meeting.
 - i) WOWSC Annual Members meeting to start immediately after the WO POA Annual meeting completes
 - ii) Proposed agenda:
 - (1) Call meeting to order
 - (2) Announce number of members and call quorum
 - (3) Members comments
 - (4) Review and approve the Y2019 Annual Members meeting minutes (March 9, 2019)
 - (5) December 19th WOWSC Board meeting approved resolution declaring unopposed candidate Dorothy Taylor as a WOWSC Board Director and cancelling the February 1, 2020 Directors election
 - (6) Report by Joe Gimenez, Board President, on main topics and activities for Y2019 and Y2020
 - (7) Report by George Burriss, Corporation Manager
 - (a) Five-year plan
 - (8) Review of Y2019 P&L, Y2019 balance sheet, and approved Y2020 budget by Mike Nelson, Secretary / Treasurer
 - (9) Adjourn

iii) Motion made and carried by all to approve proposed agenda

- 6) PUBLIC INFORMATION OFFICERS REPORT - Review and adopt PIO report presented to membership at December 14 meeting.
- a) Recently received four new PIA requests
 - b) Total of 54 PIA requests this year
 - c) Joe read the following PIO report:

WOWSC PIO Report – December 14, 2019

Prepared by Joe Gimenez

Public Information Officer, President, Chief Administrative Officer

The Texas Public Information Act (the "Public Information Act" or the "Act") gives the public the right to request access to government information. The Act is triggered when a person submits a written request to a governmental body. The request must ask for records or information already in existence. The Act does not require a governmental body to create new information, to do legal research, or to answer questions. In preparing a request, a person may want to ask the governmental body what information is available.

Although the Act makes most government information available to the public, some exceptions exist. If an exception might apply and the governmental body wishes to withhold the information, the governmental body generally must, within ten business days of receiving the open records request, refer the matter to the OAG for a ruling on whether an exception applies. If the OAG rules that an exception applies, the governmental body will not release the information. If a governmental body improperly fails to release information, the Act authorizes the requestor or the OAG to file a civil lawsuit to compel the governmental body to release the information.

Key Dates and Information

Total PIA requests in 2018 – 3

March 9, 2019 – New Board members Joe Gimenez and Bill Earnest are elected to serve with re-elected member Mike Nelson.

March 29, 2019 – At second meeting of 2019 Board, Gimenez advises Board of three PIA requests with requests for 15 different pieces of information. Gimenez had begun fulfilling requests but asked Board members Bertino and Morse, who were not officers, to serve as PIO. They declined. Motion carries to appoint Gimenez as temporary Public Information Officer. Legal team to investigate use of volunteer non-board member.

April 15, 2019 – At third Board meeting, Gimenez advises that five additional requests have been received for approximately 40 different pieces of information.

May 8, 2019 – To acknowledge laws about PIOs, Board approves Gimenez as Chief Administrative Officer. No new PIA requests received.

July 10, 2019 – Gimenez advised that WOWSC had received 11 additional PIA requests, for a total of 19 since March 9. Board approves paying \$416 per month to PIO for services, subject to cessation when requests slow down or stop.

December 14, 2019 – A total of 45 PIA requests have been received by WOWSC.

Public Information Act Requests Received Since March 9, 2019

1- Rene French March 19	25 - Danny Flunker July 24
2- Danny Flunker PIA March 21	26 - Danny Flunker July 24 - 2nd
3 - Dick Dial March 21	27 - Danny Flunker July 25
4-Dick Dial April 2	28 - Danny Flunker Aug 1
5 - Dick Dial April 4	29 -Patti Flunker Aug 2
6 -Rene French April 4	30 - Danny Flunker Aug 5
7 - Danny Flunker April 4	31 -- Mark McDonald Aug 23
8 - Danny Flunker April 11	32 -- Mark McDonald Aug 23 - 2nd request
9 - Bruce Sorgen May 12	33 - Danny Flunker Aug 26
10 - Danny Flunker May 17	34 - Bruce Sorgen Aug 28
11 - Danny Flunker May 28	35 - Danny Flunker Sept. 2
12 - Danny Flunker June 5	36 - Danny Flunker Sept. 26
13 - Danny Flunker June 10	37 - Danny Flunker Sept. 26
14 - Danny Flunker June 14	38 - Rob Van Eman 10-9
15 - Danny Flunker June 20	39 - Bruce Sorgen 10-11
16 - Danny Flunker June 21	40 - Danny Flunker 10-14
17 - Danny Flunker June 24	41 - Josie Fuller 10-21
18 - Danny Flunker June 26	42 - Patti Flunker 10-21
19 -Danny Flunker July 8	43 - Bruce Sorgen 11-11
20 - Danny Flunker July 15	44 - Dana Martin 12-2
21 -Patti Flunker July 16	45 - Dana Martin 12-6
22 -Anita Dismuke July 18	
23 -Rene Ffrench July 19	
24 -Patti Flunker July 22	

2019 FILINGS WITH ATTORNEY GENERAL'S OFFICE

Complaint ID#754626 (March 12, 2019) – Related to May 20, 2018, PIA request, Danny Flunker filed complaint alleging the WOWSC failed to respond appropriately to a request for information related to letter sent to previous attorney. AG's office closed case on May 28, 2019 after certification of response.

Complaint ID#788478 (August 15, 2019) – Related to June 20, 2019, PIA request, Danny Flunker filed complaint alleging the WOWSC failed to respond appropriately to a request for information related to correspondence between WOWSC, its attorney and insurance carrier. AG's office has closed the case.

Request for Determination ID#781033 (August 15, 2019) – WOWSC seeks decision as to whether it must produce information in response to Danny Flunker PIA request for legal invoices. WOWSC files administrative case Cause No. D-1-GN-19-006219 in Travis County requesting court to declare that WOWSC is relieved from compliance with Attorney General's ruling OR2019-22667 in order to protect privileged information related to ongoing lawsuits.

- d) Received one additional PIA complaint since this report. It is a different complaint on the same case with regards to the request for legal invoices.
 - e) Motion made and carried by all to adopt the PIO report and publish it on our website
- 7) LCRA GRANT - Review draft press release for LCRA conservation project grant award, make edits as necessary and take action to approve for release by LCRA.
- a) George received a request from the LCRA for the following press release on the \$14,094 LCRA grant for water recycling projects at its water and wastewater treatment plants.



Date

LCRA AWARDS \$14,094 GRANT FOR WATER RECYCLING PROJECTS IN SPICEWOOD

Water and wastewater recycling projects will help conserve water, reduce waste

Note to editors: Click photo to download. Suggested outline: LCRA representatives present a \$14,094 grant to the Windermere Oaks Water Supply Corporation for water recycling projects at its water and wastewater treatment plants. The grant is part of LCRA's Firm Water Conservation Cost-Share Program. Pictured, from left to right, are: xxx.

BURNET COUNTY, Texas – Windermere Oaks Water Supply Corporation in Spicewood will implement two important water recycling projects with help from a \$14,094 grant from the Lower Colorado River Authority.

The cost-share grant will help Windermere Oaks WSC complete a \$48,375 project to recycle about 50 percent of backwash water at its water treatment plant and begin using recycled water in the disinfection process at its wastewater treatment plant.

"Backwash water recycling will help reduce the amount of water we have to take out of Lake Travis," said George Burriss, Windermere Oaks WSC general manager. "It's good for us, the folks downstream and for the river."

"The recycling project at the wastewater plant will allow us to save a couple thousand gallons of fresh potable water by using recycled wastewater during the chlorine disinfection process," he said. "Currently, the water being used is taken directly from the main water system."

The two recycling projects are estimated to save about 12 acre-feet a year, or about 4 million gallons. Windermere Oaks WSC serves 263 retail customers.

"We calculated that this project will deliver annual three percent savings in terms of the treated water we won't use under our contract with LCRA. These types of money- and water-saving projects warrant significant attention by non-profit corporations like ours. Reinvestments in operational efficiency are hard to come by and we appreciate LCRA enabling such a meaningful opportunity."

"We applaud Windermere Oaks WSC for pursuing these projects, and we're proud to help support these efforts," said John Hofmann, LCRA executive vice president of Water. "This isn't a huge project in terms of the amount of water saved, but it's a perfect example of how we should all be looking for ways to conserve and use recycled water whenever we can. We encourage other local water suppliers to look for similar ways to use water more efficiently."

Burriss said he is grateful for the grant and looks forward to the projects becoming a reality.



"This grant is a really good thing, and it helps us do a better job," Burriss said. "Even though we buy our water from LCRA, they are helping us promote conservation and reduce waste. We appreciate what they are doing for us."

The grants are awarded through LCRA's Firm Water Conservation Cost-Share Program, which provides funding for water efficiency projects and programs established by LCRA's firm water customers. Customers include cities, utilities, industries, irrigation and recreational water users. Projects funded through the program include converting irrigated areas using raw or potable water to recycled water, and decreasing utility system water loss, such as flushing reductions or leak detection and repair.

About LCRA

The Lower Colorado River Authority serves customers and communities throughout Texas by managing the lower Colorado River; generating and transmitting electric power; providing a clean, reliable water supply; and offering outdoor adventures at more than 40 parks along the Colorado River from the Texas Hill Country to the Gulf Coast. LCRA and its employees are committed to fulfilling our mission to enhance the quality of life of the Texans we serve through water stewardship, energy and community service. LCRA was created by the Texas Legislature in 1934 and receives no state appropriations. For more information, visit lcra.org.

Media Contact

Clara Tuma
512-578-3292
clara.tuma@lcra.org

- b) Motion made and carried by all to approve the press release
- 8) FINANCIAL REPORT – The Treasurer will provide overview of previous month's financial report and present expense report(s) for approval.
 - a) November Income: \$30.7K
 - i) November Water + Sewer revenue: \$30.5K
 - ii) Year to date (YTD) Water + Sewer revenue at \$341.3K of YTD budget \$325.4K
 - iii) YTD Equity Buy-in Fees revenue at \$46.0K versus annual budget \$27.6K
 - iv) YTD Water & Sewer Taps revenue at \$19.0K versus annual budget \$10.4K
 - b) November Expenses: \$47.4K
 - i) \$25.4K legal fees paid in November
 - c) November Net Income: (\$16.6K)
 - d) YTD Net Income: \$77.3K
 - e) YTD Legal/Appraisal at \$121.0K of annual budget \$38.0K
 - f) YTD Water + Sewer Repairs at \$23.9K of annual budget \$45.0K
 - g) November 2019 Metrics:
 - i) Debt to Service Coverage Ratio (DSCR): (0.44)
 - (1) Three month rolling average: (0.07)
 - ii) Debt to Capital Ratio: 0.15
 - (1) Three month rolling average: 0.15
 - iii) Days of Cash on Hand: 176 days
 - (1) Three month rolling average: 196 days
 - h) November 2018 Metrics:
 - i) DSCR: 0.05
 - ii) Debt to Capital Ratio: 0.18
 - iii) Days of Cash on Hand: 190 days
 - i) Motion made and carried by all to accept the November Financial Report

- 9) CONSIDERATION AND POSSIBLE ACTION ON BUDGET FOR 2020 – The budget committee will present for adoption a budget for next fiscal year.
- a) Not included in Y2020 budget: Consensus reached to not include the following items.
 - i) Signage for George Burris Water Treatment Facility of WOWSC
 - ii) NewGen Strategies workshop for financial guidance
 - iii) WOWSC server with back-up separate from WOWSC's financial server for directors' email and work space and electronic storage of WOWSC files
 - b) George expects LCRA to cut the grant check soon
 - c) Legal fees
 - i) Legal fees through November ~\$121,000
 - ii) Legal bill in December of \$45,000 plus a new bill. Y2019 legal fees ~\$170,000
 - iii) Y2020 legal fees budget: \$110,000
 - d) Budget includes \$11,000 for a Y2019 financial audit
 - e) Budget does not include:
 - i) \$17500 from Title Company being held until successful ending of TOMA lawsuits
 - ii) insurance reimbursement of any legal fees
 - iii) generator project
 - iv) water recycling projects
 - f) Budget projects a loss of \$34.5K with \$110,000 legal fees projection
 - g) Motion made and carried by all to approve the Y2020 budget with discussed modifications
- 10) REVIEW OF MEMBER COMMUNICATION – The Board will consider and take possible action regarding correspondence to membership to summarize present and ongoing challenges facing the WOWSC, the corresponding significant expense of WOWSC funds, and how all the above may impact members individually.
- a) Joe prepared draft of Member communication for review
 - b) Draft includes:
 - i) Lawsuit costs
 - ii) Dispersant field agreement with SAPA
 - iii) Five-year plan
 - iv) Texas Supreme Court's denial of the petition for review presented by TOMA Integrity, Inc., and John Dial against the WOWSC that sought to overturn the decision of the 6th Court of Appeals which was in our corporation's favor.
- 11) Executive Session under Texas Government Code § 551.071(1) and (2) regarding:
- a) Jay Grissom Letter to WOWSC advising of intent to take issues to small claims court.
 - b) Ffrench, et al., Intervenor-plaintiffs and Double F Hangar Operations, LLC, et al. v. Friendship Homes & Hangars, LLC, Windermere Oaks WSC, et al., Cause No. 48292, 33rd Jud. Dist., Burnet County Dist. Ct.; and
 - c) Discuss legal issues related to notice, ballots and communications regarding recall petition procedures sent by non-Board Members and legal remedies necessary to implement applicable procedures.
 - i) Executive session started at 7:24PM
 - ii) Executive session ended at 7:57PM
- 12) Consideration and possible action on items discussed in Executive Session.
- a) Resumed open meeting at 8:00PM
 - b) Motion made and carried by all to modify the Member communication to include the \$17,500 being held in trust until the successful ending of the TOMA lawsuits and for Joe and Mike to work with our attorneys on the draft to complete it and then to send it to our Members with the Annual Members meeting notice.
- 13) Consideration and possible action on establishing business hours and holiday schedule for WOWSC.
- a) Joe read the following resolution adopting WOWSC corporate business hours and holiday schedule:

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF WINDERMERE OAKS WATER SUPPLY CORPORATION
ADOPTING CORPORATE BUSINESS HOURS
AND HOLIDAY SCHEDULE**

WHEREAS, Windermere Oaks Water Supply Corporation ("WOWSC") is a nonprofit water supply corporation, operating under the authority of Chapter 67 of the Texas Water Code and the holder of retail water utility and sewer service Certificates of Convenience and Necessity Nos. 12011 and 20662 issued by the Public Utility Commission of Texas;

WHEREAS, the WOWSC Board of Directors (the "Board") desires to establish a standing policy regarding Corporate business hours in observance of state and federal holidays, and to establish specific business hours and dates upon which WOWSC will be effectively closed for Corporate business during the holiday season;

WHEREAS, the Corporate business hours hereby established are different than the WSC operating hours for the water and sewer utility system, which shall remain operational day-to-day and year round; and

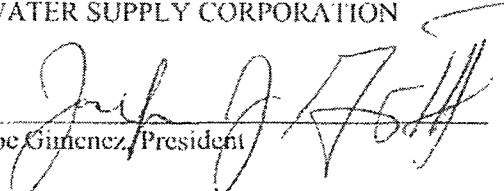
WHEREAS, the standing policy on Corporate business hours and specific holiday schedule of WOWSC through January 4, 2021 is hereby adopted by the Board as further established below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WINDERMERE OAKS WATER SUPPLY CORPORATION THAT:

1. The above recitals are true and correct.
2. The Board of Directors of WOWSC hereby adopts this standing policy and holiday schedule relating to WOWSC Corporate business hours and dates of closure for WOWSC during the 2019 and 2020 holiday season.
3. WOWSC shall be closed in observance of all state and federal holidays.
4. WOWSC shall be closed for Corporate business from December 23, 2019 through January 3 2020, and shall reopen for Corporate business on January 6, 2020.
5. WOWSC shall be closed for Corporate business on Friday November 27, 2020.
6. WOWSC shall be closed for Corporate business from December 21, 2020 through January 1, 2021, and shall reopen for Corporate business on Monday January 4, 2021.
7. The aforementioned state and federal holidays, and specific dates of closure, shall not constitute business days for the Corporation.

This resolution is hereby PASSED AND APPROVED this 19th day of December, 2019 by vote of 5 in support, 0 against, and 0 abstaining.

WINDERMERE OAKS
WATER SUPPLY CORPORATION


Joe Guinenez, President

ATTEST:


Mike Nelson, Secretary/Treasurer

- b) Motion made and carried by all to approve the resolution establishing WOWSC corporation business hours and holiday schedule.
- 14) Per member request, update on Request for Attorney General Opinion RQ-0313-KP regarding the authority of a political subdivision to regulate public comment sessions during open meetings under Government Code section 551.007 submitted by Blanco County Attorney.
 - a) Our attorneys found no new developments as of Dec 17th
- 15) New business and discussion and possible action on agenda for next meeting.
 - a) December 14th and 19th Board meeting minutes
 - b) Manager's report
 - i) Generator
 - ii) Pretreatment
 - c) December financials
 - d) February 1st Y2020 Annual Members meeting
 - e) Executive Session on lawsuits and manager's compensation
- 16) Set date, time, and place for next meeting.
 - a) Wednesday, January 15th, at 6:00PM at Spicewood Community Center
- 17) Motion made and carried by all to adjourn at 8:08PM


Submitted by: Mike Nelson
APPROVED BY WOWSC Board on January 23, 2020

Billing Questions: (830) 598-7511 Ext 1
Water or Sewer Emergency: Phone (830) 598-7511 Ext 2

SOAH DOCKET NO. 473-20-4071.WS
PUC DOCKET NO. 50788

WOWSC'S RESPONSE TO STAFF'S SECOND RFI

Staff 2-5 For each Public Information Act Request for which legal counsel was sought, please provide a description of the request, along with a brief explanation of why Windermere sought counsel regarding its response to the request.

RESPONSE:

WOWSC has provided copies of each applicable PIA request, along with comments explaining the reason for seeking legal counsel, in voluminous Attachment Staff 2-5, being provided in electronic file-format on CD.

The WOWSC is a non-profit corporation and the Board of Directors are all volunteers. The volunteer board members are not required by law or the WOWSC's bylaws to have background and training on the Public Information Act. Prior to 2019, WOWSC had traditionally received only a few PIA requests per year (approximately 3-4) and these were just handled by various board members with some assistance from legal counsel. The WOWSC did not have a Public Information Officer at this time as it was not needed to handle the relatively small number of requests. However, in 2019, the WOWSC saw an exponential increase in PIA requests, going from an average of 3-4 per year up to a total of 46 requests in 2019. It is important to emphasize that the vast majority of these requests were from people involved in the TOMA lawsuit, described above.

Notably, on March 19, 2019, the WOWSC received its first PIA request from Rene Ffrench. Mr. French was a plaintiff in the TOMA lawsuit, which at that time was in the appeals process at Mr. Ffrench's and the other plaintiff's request. Not only was Mr. Ffrench involved in the TOMA litigation, but also he and the other requestors behind a majority of the 2019 requests were involved in a separate litigation pertaining to the same land sale under dispute in the TOMA lawsuit, which the WOWSC would ultimately be brought into in May 2019 (the Double F Hangar lawsuit). The WOWSC was therefore concerned that many of these requests were attempts to get around the formal discovery process in that case. Furthermore, the requestors had clearly demonstrated a penchant for litigation, and the WOWSC was afraid the requestors would aggressively pursue any civil and criminal penalties available if the WOWSC did not respond in the precise time and manner required by the Public Information Act. Accordingly, the WOWSC frequently sought the help of legal counsel to best ensure compliance with the requirements of each request and the hope of avoiding further lawsuits and legal penalties.

Prepared by: Joe Gimenez
Sponsored by: Joe Gimenez

**Attachment Staff 2-5
(to Attachment JG-33) is
VOLUMINOUS and is being
provided in electronic-file
format on CD**



joe gimenez <1129jjg@gmail.com>

PIA 5/28/19

Mister Flunker <dflunker@gmail.com>

Tue, May 28, 2019 at 5:36 PM

To: joe gimenez <1129jjg@gmail.com>

Cc: Norman Morse <normanrmorse@gmail.com>, Brownsandniners <brownsandniners@aol.com>, David A Bertino Jr <dbertinojr@me.com>, Bill Earnest <u2torche@yahoo.com>, Mike Gershon <mgershon@lglawfirm.com>, Hannah Ging <hging@lglawfirm.com>

Joe

I am requesting per the PIA, copies of all legal invoices from 3/7/18 to todays date, that is all invoices of all work done by Les Romo and Lloyd Goosling for WOWSC.

Do you understand this request?

Danny

--

As the Texas Constitution states, "All political power is inherent in the people," and that means a free government should work for the people, not the other way around.



joe gimenez <1129jjg@gmail.com>

PIA 5/28/19

Joe Gimenez <1129jjg@gmail.com>

Wed, Jun 5, 2019 at 11:00 PM

To: Mister Flunker <dflunker@gmail.com>

Cc: Mike Gershon <mgershon@lglawfirm.com>, Hannah Ging <hging@lglawfirm.com>

Mr. Flunker,

This email follows up on your email request below for legal invoices dated May 28th (5:36 p.m.) and processed the following business day, May 29th. We reviewed our files and determined that documents responsive to your request are available. These legal bills appear to include client-attorney privileged information. The Texas Public Information Act provides a process for us to estimate your costs for us to provide the requested information while on a parallel track we address the issue of whether it is appropriate to withhold some of the information that is client-attorney privileged.

The estimate for producing this information is as follows:

For copying and providing documents, the charge will be:

Copies/Printouts (Romo – 120, LG - 200 pages @ \$0.10/page)	\$ 32.00
Labor (General Manager)(2 hours @ \$15.00/hour)	30.00
Labor (legal assistant, redaction)(10 hours @ \$15.00)	150.00
Overhead; (20% of labor costs)(180.0 x 0.20)	36.00
Postage	7.50

Total estimated charge for copies, materials and labor: \$ 255.50

There is a less expensive way for you to obtain this information. You may narrow the scope of your request, which may result in reduced charges. Alternatively, these documents could be made available for inspection and copying during normal business hours at WOWSC's office. If you would prefer this method, please contact me. To further reduce charges, you may request that responsive documents be provided to you electronically.

We also request confirmation as to whether the scope of your request includes information subject to the client-attorney privilege. If so, WOWSC will need to seek a determination from the Attorney General with respect to the release of such material.

Please respond in writing to let WOWSC know which method of document review you would like to use (electronic/paper copies/inspection), whether you would like to narrow your request and whether you accept these estimated charges. If WOWSC does not receive a response in writing within 10 business days notifying WOWSC that you either accept the charges, would like to modify your request, or that you have sent to the Attorney General a complaint alleging that you are being overcharged, we will consider your request to be withdrawn pursuant to the Texas Public Information Act (Tex. Gov't Code § 552.2615(b)). You may notify WOWSC by contacting me in writing by mail or by email.

Finally, the proper spelling of our law firm's name is Lloyd Gosselink, for future reference.

Warm regards,

Joe Gimenez

713.478.8034

[Quoted text hidden]



joe gimenez <1129jjg@gmail.com>

PIA 5/28/19**Mister Flunker** <dflunker@gmail.com>

Thu, Jun 6, 2019 at 5:43 PM

To: Joe Gimenez <1129jjg@gmail.com>, Brownsandniners <brownsandniners@aol.com>, David A Bertino Jr <dbertinojr@me.com>, Norman Morse <normanrmorse@gmail.com>, Bill Earnest <u2torche@yahoo.com>

Cc: Mike Gershon <mgershon@lglawfirm.com>, Hannah Ging <hging@lglawfirm.com>

Mr. Gimenez,

All I am asking for is the attorneys invoices for work performed by WOWSC attorneys from the day Les Romo was hired/fired to current which would include the current attorneys. This information would cover how much the attorneys charged and the scope of the work that was performed. There is no attorney client privileged information in this request. I am attaching AG Open Records Decision No. 676 from 2002, (ORQ40). Please send the records via email. I also find the charges to be rather excessive but I will deal with that later. Whom do I make the check payable to and where do I send it or drop it off?

If you find it necessary to burn up more WOWSC funds seeking a ruling (as David did and lost) and continue to hide information from the public please feel free to do so. I find it unfortunate that we are at this crossroad HOWEVER the 2015/2016 WOWSC board (which includes WT Bill Earnest) holds 99% of the responsibility for the distrust of the members by doing things in violation of the law over and over and over.

I have also added the rest of the WOWSC board of directors as I think they should be privy to all of the business of the WOWSC even if they dont want to be a part of it nor participate, most if not all of WOWSC troubles started by the boards allowing a one man show.

Regards,

Mr. Flunker

[Quoted text hidden]



OpenRecordsDecision676.pdf

5121K



joe gimenez <1129jjg@gmail.com>

PIA 5/28/19

Mister Flunker <dflunker@gmail.com>

Fri, Jun 7, 2019 at 9:02 PM

To: Joe Gimenez <1129jjg@gmail.com>, Brownsandniners <brownsandniners@aol.com>, David A Bertino Jr <dbertinojr@me.com>, Norman Morse <normanrmorse@gmail.com>, Bill Earnest <u2torche@yahoo.com>

Cc: Mike Gershon <mgershon@lglawfirm.com>, Hannah Ging <hging@lglawfirm.com>

Mr. Gimenez,

When can I expect my **unredacted** copy of this PIA request and where shall I send the funds?

Warmest regards,

Mr. Flunker

[Quoted text hidden]



joe gimenez <1129jjg@gmail.com>

PIA 5/28/19

Mister Flunker <dflunker@gmail.com>

Tue, Jun 11, 2019 at 8:34 PM

To: Joe Gimenez <1129jjg@gmail.com>, Brownsandniners <brownsandniners@aol.com>, David A Bertino Jr <dbertinojr@me.com>, Norman Morse <normanrmorse@gmail.com>, Bill Earnest <u2torche@yahoo.com>

Cc: Mike Gershon <mgershon@lglawfirm.com>, Hannah Ging <hging@lglawfirm.com>

Mr. Gimenez,

Today was day ten of my PIA request (copies of all legal invoices from 3/7/18 to today's date, that is all invoices of all work done by Les Romo and the new attorneys for WOWSC).

Once again, when can I expect my **unredacted** copy of this PIA request and where shall I send the funds?

Shall I bring the funds to the meeting tomorrow?

No lemonade, thanks.

Warmest regards,

Mr. Flunker

[Quoted text hidden]



joe gimenez <1129jjg@gmail.com>

Regarding your Public Information Act Request to WOWSC

Troupe Brewer <tbrewer@lglawfirm.com>

Wed, Jun 12, 2019 at 4:58 PM

To: "dflunker@gmail.com" <dflunker@gmail.com>

Cc: Mike Gershon <mgershon@lglawfirm.com>, Hannah Ging <hging@lglawfirm.com>, "1129jjg@gmail.com" <1129jjg@gmail.com>

Mr. Flunker,

On behalf of the Windermere Oaks Water Supply Corporation, please see the attached correspondence filed today with the Office of the Attorney General regarding your May 29, 2019 Public Information Act request. As explained in the attached correspondence, Windermere Oaks WSC is requesting a decision from the Attorney General as to whether or not it may withhold certain documents and/or information responsive to your request. Thank you.

Sincerely,

Troupe Brewer

**TROUPE BREWER**

Attorney

512-322-5858 Direct

850-525-7447 Cell

Lloyd Gosselink Rochelle & Townsend, P.C.

816 Congress Ave., Suite 1900, Austin, TX 78701

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****ATTENTION TO PUBLIC OFFICIALS AND OFFICIALS WITH OTHER INSTITUTIONS SUBJECT TO THE OPEN MEETINGS ACT ****

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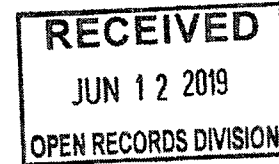


10 Day OAG Request Letter - Flunker 2019.05.29 - file stamped.pdf
1586K



Mr. Brewer's Direct Line (512) 322-5858
Email: tbrewer@lglawfirm.com

816 Congress Avenue, Suite 1900
Austin, Texas 78701
Telephone (512) 322-5800
Facsimile (512) 472-0532
www.lglawfirm.com



June 12, 2019

The Honorable Ken Paxton
Office of the Attorney General
Open Records Division
209 W. 14th Street, Suite 600
Austin, Texas 78701

VIA HAND DELIVERY

Re: Request for Attorney General Decision Pursuant to Texas Government Code
§ 552.301 on behalf of the Windermere Oaks Water Supply Corporation

Dear Attorney General Paxton:

Our firm represents the Windermere Oaks Water Supply Corporation ("WOWSC"), which is a non-profit water supply corporation operating under Chapter 67 of the Texas Water Code that provides retail water utility service to customers in Burnet County, Texas. On May 28, 2019 and after WOWSC's business hours, Mr. Danny Flunker (the "Requestor") sent an e-mail to the Board President of WOWSC requesting certain information pursuant to the Texas Public Information Act (the "Act"). Mr. Flunker's request was officially received and processed by WOWSC the following morning on May 29, 2019. A copy of the Requestor's May 29, 2019 request is enclosed as Exhibit A. WOWSC seeks a decision from your office pursuant to Texas Government Code § 552.301 as to whether it must produce public information in response to the May 29, 2019 request that is excepted from disclosure by Texas Government Code §§ 552.022 and 552.101, as well as pursuant to Rule 503 of the Texas Rules of Evidence and Rule 192.5 of the Texas Rules of Civil Procedure.

Texas Government Code § 552.022 identifies certain documents that are categorically "public information" and not excepted from disclosure unless otherwise "made confidential under this chapter or other law." Tex. Gov't Code § 552.022(a). The Texas Supreme Court has held that the Texas Rules of Evidence and the Texas Rules of Civil Procedure are "other law" as contemplated by §552.022, and thus information that would otherwise be public pursuant to §552.022 may be withheld from disclosure pursuant to certain privileges established in the Texas Rules of Evidence and the Texas Rules of Civil Procedure. *See In re City of Georgetown*, 53 S.W.3d 328, 336 (Tex. 2001); *see also* Tex. Att'y Gen ORD 677 (2002) ("[t]hus, a governmental body may assert Rule 192.5 to withhold section 552.022 information"). Therefore, WOWSC requests a determination that information within responsive documents to which Rule 503 of the Texas Rules of Evidence (pertaining to the attorney-client privilege) and Rule 192.5 of the Texas Rules of Civil Procedure (pertaining to the work product privilege) apply need not be disclosed to the Requestor.

Lloyd Gosselink Rochelle & Townsend, P.C.

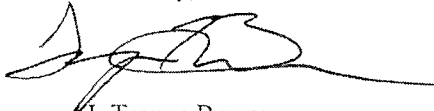
Windermere Oaks WSC Request for Attorney General Determination
Flunker PIA Request
June 12, 2019
Page 2

Texas Government Code § 552.101 excepts from public disclosure information “considered to be confidential by law, either constitutional, statutory, or by judicial decision.” Tex. Gov’t Code § 552.101. Certain documents responsive to the May 29, 2019 request include information relating to settlement discussions and negotiations, documents which may be confidential by law and thus subject to the exception under Section 552.101. WOWSC requests a determination that information within the responsive documents to which Section 552.101 is applicable need not be disclosed to the Requestor.

Pursuant to Texas Government Code § 552.301(e), WOWSC will provide to your office, not later than the fifteenth business day from the date the District received the May 29, 2019 request, the following materials: written comments outlining the reasons why the stated exceptions apply and a copy of the specific information requested or representative samples of such information.

Should you have any questions concerning this request for decision, please contact me at the above number. Thank you for your attention to this matter.

Sincerely,



J. Troupe Brewer

Enclosure

cc via email: Mr. Danny Flunker
dflunker@gmail.com

Mr. Joe Gimenez, Board President
Windermere Oaks Water Supply Corporation

Mr. Michael A. Gershon *of the firm*

From: Mister Flunker <dflunker@gmail.com>
Sent: Tuesday, May 28, 2019 5:36 PM
To: joe gimenez
Cc: Norman Morse; Brownsandniners; David A Bertino Jr; Bill Earnest; Mike Gershon; Hannah Ging
Subject: PIA 5/28/19

Joe

I am requesting per the PIA, copies of all legal invoices from 3/7/18 to todays date, that is all invoices of all work done by Les Romo and Lloyd Goosling for WOWSC.

Do you understand this request?

Danny

--

As the Texas Constitution states, "All political power is inherent in the people," and that means a free government should work for the people, not the other way around.



816 Congress Avenue, Suite 1900
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 Facsimile: (512) 472-0532
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Mr. Brewer's Direct Line: (512) 322-5858
 Email: tbrewer@lglawfirm.com

June 19, 2019



The Honorable Ken Paxton
 Office of the Attorney General
 Open Records Division
 209 W. 14th Street, Suite 600
 Austin, Texas 78701

VIA HAND DELIVERY

Re: Request for Attorney General Decision Pursuant to Texas Government Code
 § 552.301 on behalf of the Windermere Oaks Water Supply Corporation,
 ID# _____

Dear Attorney General Paxton:

Our firm represents the Windermere Oaks Water Supply Corporation ("WOWSC"), which is a non-profit water supply corporation operating under Chapter 67 of the Texas Water Code that provides retail water utility service to customers in Burnet County, Texas. On May 28, 2019 and after WOWSC's business hours, Mr. Danny Flunker (the "Requestor") sent an e-mail to the Board President of WOWSC requesting certain information pursuant to the Texas Public Information Act (the "Act"). That request was officially received and processed by WOWSC the following morning on May 29, 2019. A copy of the Requestor's May 29, 2019 request was provided in previous correspondence to your Office dated June 12, 2019 and is attached herein for convenient reference as Exhibit A. WOWSC seeks a decision from your Office pursuant to Texas Government Code § 552.301 as to whether it must produce public information in response to the May 29, 2019 request that is excepted from disclosure by Texas Government Code § 552.022, as well as pursuant to Rule 503 of the Texas Rules of Evidence ("Rule 503") and Rule 192.5 of the Texas Rules of Civil Procedure ("Rule 192.5").¹

I. Background

In his May 29, 2019 request, the Requestor seeks from WOWSC "copies of all legal invoices from 3/7/18 to today's date, that is all invoices of all work done by Les Romo and

¹ In previous correspondence dated June 12, 2019, WOWSC also raised 552.101 as a basis for withholding responsive information. Upon further review of guidance from this Office, WOWSC is aware that Op. Tex. Att'y Gen. No. OR2009-13422 (2009) provides, "[a]lthough you raise section 552.101 of the Government Code in conjunction with rules 192.5 and 503, this office has concluded that section 552.101 does not encompass discovery privileges," and Tex. Att'y Gen. Open Records Decision No. 676 (2002) provides "[w]e find no authority to support a conclusion that the Texas Rules of Civil Procedure or the Texas Rules of Evidence are constitutional law, statutory law, or judicial decisions so as to fall within section 552.101's purview."

Windermere Oaks WSC – Flunker PIA Request
June 19, 2019
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Lloyd Goosling [sic] for WOWSC.”² The Law Office of Les Romo represented WOWSC in March of 2018, and Lloyd Gosselink Rochelle & Townsend, P.C. (“Lloyd Gosselink”) was retained approximately one year ago by WOWSC following the termination of the professional relationship between Mr. Romo and WOWSC. WOWSC has the responsive invoices available, and copies these invoices are enclosed herein as **Exhibit B**.

In March 2018, an entity known as TOMA Integrity, Inc. filed its First Amended Petition naming WOWSC as the defendant. In its suit, TOMA Integrity, Inc. alleges various violations of the Texas Open Meetings Act against WOWSC. That litigation has been ongoing since that time and remains pending as of the date of this correspondence (a copy of the First Amended Petition is attached as **Exhibit C**). Mr. Flunker’s May 29, 2019 request was therefore submitted while the litigation between TOMA Integrity, Inc. and WOWSC was pending. Importantly, the Requestor, Mr. Daniel “Danny” Flunker, was once a registered principal of TOMA Integrity, Inc. Much of the information responsive to the May 29, 2019 request is related to the ongoing legal proceeding between WOWSC and TOMA Integrity, Inc., and the Requestor, especially in light of his status as a former principal of TOMA Integrity, Inc., should not be allowed to use the Act as a means of circumventing the discovery process under Texas law or as a means of exposing privileged information of WOWSC that could jeopardize its position during the pendency of ongoing litigation. Current legal counsel for WOWSC, Lloyd Gosselink began its representation of WOWSC in August 2018, and thus the entirety of the firm’s representation of WOWSC has been under the shadow of this ongoing litigation with TOMA Integrity, Inc.

This Office has previously concluded that the exception to disclosure for information subject to the litigation exception contained in Texas Government Code § 552.103 or to the attorney-client privilege exception contained in Texas Government Code § 552.107(1) does not allow a governmental entity to “withhold the attorney fee bills under Sections 552.103 and 552.107 of the Government Code” because those sections are *not* “other law” for purposes of § 552.022.³ However, the Texas Supreme Court has held that the Texas Rules of Evidence and Texas Rules of Civil Procedure *are* “other law” within the meaning of § 552.022 and documents that are otherwise “public information” under § 552.022 may be withheld from disclosure pursuant to Rule 503 and Rule 192.5.⁴

The documents responsive to Mr. Flunker’s request and the information contained therein were provided to WOWSC by its former and current legal counsel for the purpose of rendering professional legal services and were intended to be confidential communications reflecting the legal work performed and corresponding charges for such services, the majority of which pertain to the litigation between WOWSC and TOMA Integrity, Inc. Additionally, these communications and the information contained therein reflect the mental impressions, opinions, conclusions, and legal theories of WOWSC’s legal counsel both in anticipation of and during

² See **Exhibit A**.

³ Op. Tex. Att’y Gen. No. OR2011-12797 (2011).

⁴ See *In re City of Georgetown*, 53 S.W.3d 328, 336 (Tex. 2001); see also Tex. Att’y Gen. Open Records Decision No. 677 (2002)(“[t]hus a governmental body may assert Rule 192.5 to withhold section 552.022 information”).

Windermere Oaks WSC – Flunker PIA Request
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litigation. To that end, WOWSC cannot imagine a more appropriate time to assert the privileges lawfully available to it under Rule 503 and under Rule 192.5, and thus disclosure of this information would violate those privileges and significantly impair the rights of WOWSC and its legal counsel to assert and use such privileges to protect their interests.

II. Information Relating to the Attorney-Client Privilege

Texas Government Code § 552.107 excepts from disclosure certain legal matters, stating specifically that information can be withheld from disclosure if “an attorney of a political subdivision is prohibited from disclosing [the information] because of a duty to the client under the Texas Rules of Evidence or the Texas Disciplinary Rules of Professional Conduct.”⁵ This Office has previously concluded that the exception to disclosure for information subject to the attorney-client privilege contained in Texas Government Code § 552.107(1) does not allow a governmental entity to “withhold the attorney fee bills” because that section is *not* “other law” for purposes of § 552.022.⁶ However, the Texas Supreme Court has held that the Texas Rules of Evidence *are* “other law” within the meaning of § 552.022 and responsive documents may be withheld from disclosure pursuant to Rule 503.⁷

Therefore, certain information contained in the documents responsive to the May 29, 2019 request may be withheld upon successful demonstration that such information is protected by the attorney-client privilege provided by Rule 503 of the Texas Rules of Evidence.⁸ The governmental body carries the burden of demonstrating how and why information is excepted from disclosure under Rule 503, and must establish each element of the test to determine the applicability of the attorney-client privilege to certain information.⁹ Such information may be redacted accordingly upon demonstration by the governmental body that the information is excepted from disclosure under Rule 503.¹⁰

In Open Records Decision No. 676, the Attorney General interpreted § 552.107 to protect the same information as protected under Texas Rule of Evidence 503, and therefore the standard for demonstrating the attorney-client privilege under the Act is the same as the standard used in the discovery process under Rule 503.¹¹ In order to withhold information from disclosure under Rule 503, this Office has established that a governmental body must:

- (1) show that the document is a communication transmitted between privileged parties or reveals a confidential communication;

⁵ Tex. Gov’t Code Ann. § 552.107(1).

⁶ Op. Tex. Att’y Gen. No. OR2011-12797 (2011).

⁷ See Op. Tex. Att’y Gen. No. OR2011-12797 (2011) (*citing In re City of Georgetown*, 53 S.W.3d 328, 336 (Tex. 2001) (discussing the applicability of the exception provided in § 552.107 and Texas Rule of Evidence 503 to a request for information pertaining to legal bills)).

⁸ Tex. Att’y Gen. ORD-676 (2002) at 5-6.

⁹ *Id.* at 6.

¹⁰ *Id.*

¹¹ Tex. Att’y Gen. ORD-676 at 4 (2002).

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- (2) identify the parties involved in the communication; and
- (3) show that the communication is confidential by explaining that it was not intended to be disclosed to third persons and that it was made in furtherance of the rendition of professional legal services to the client.¹²

If a governmental entity can demonstrate the satisfaction of all three factors, the information is privileged and confidential under Rule 503 and may be withheld from disclosure unless the documents at issue fall within the listed exceptions to the privilege enumerated in Rule 503(d).¹³ Finally, because the attorney-client privilege can be waived at any time, the governmental body must demonstrate how the confidentiality of the communication has been maintained.¹⁴

In determining whether the attorney-client privilege is applicable to specific information, it is necessary to look at the “facts surrounding the creation and maintenance of the information” rather than its content.¹⁵ For the attorney-client privilege to apply, the information or document must be communicated for the “purpose of facilitating the rendition of professional legal services” to the governmental body.¹⁶ The privilege may not apply if the attorney or representative of the attorney is acting in any capacity other than that of facilitating legal services to the governmental body.¹⁷ Thus, the governmental body must describe the nature of the professional services to which each communication pertains and how these legal services are for the governmental body as the client.¹⁸

Considering the information requested, it is important to reiterate that, while a legal bill is specifically-listed public information in § 552.022, this Office has found that “information that is specifically demonstrated to be protected by the attorney-client privilege or made confidential by other law may be withheld from fee bills.”¹⁹ The invoices for legal services that are responsive to this request contain many individual time entry narratives describing in detail the work provided to WOWSC by its legal counsel, and many such entries particularly describe work performed relative to the litigation with TOMA Integrity, Inc. Each time entry itself contains a detailed description of the work performed, and it is this precise information WOWSC wishes to withhold from disclosure. Such information, even in summary form, is a clear “communication” to WOWSC by its legal counsel, and is certainly a communication made for the purposes of providing legal services to WOWSC.

¹² Op. Tex. Att’y Gen. No. OR2011-12797 (2011).

¹³ *Id.* (citing *Pittsburgh Corning Corp. v. Caldwell*, 861 S.W.2d 423, 427 (Tex. App.—Houston [14th Dist.] 1993, no writ)).

¹⁴ Tex. Att’y Gen. ORD-676 (2002) at 6-11; see *Osborne v. Johnson*, 954 S.W.2d 180, 435 184 (Tex. App.—Waco 1997, orig. proceeding) (whether communication was confidential depends on intent of parties involved at time information was communicated).

¹⁵ Tex. Att’y Gen. ORD-676 (2002) at 4.

¹⁶ Tex. R. Evid. 503(a)(5), (b)(1); Tex. Att’y Gen. ORD-676 (2002) at 7.

¹⁷ Tex. Att’y Gen. ORD-676 (2002) at 7.

¹⁸ *Id.* at 7-8.

¹⁹ Op. Tex. Att’y Gen. No. OR2009-13151 (2009).

Windermere Oaks WSC – Flunker PIA Request
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To be clear, WOWSC is not seeking to assert a privilege over any document or communication referenced *within* any specific time entry narrative or work description in these invoices. The communications at issue are both the *invoices themselves and the information contained within the time entry narratives in each invoice*. WOWSC is not seeking to withhold any communications, documents, work product, etc. referenced *within* any particular invoice or individual time entry. The invoices themselves are communications, mailed on a monthly basis from an attorney or attorney representative directly to the client or a client representative, and the specific work descriptions and time entries are further communications as to the specifics of the work performed in the previous month that has resulted in the accumulation of charges for legal services. *This* is the information that WOWSC seeks to withhold from disclosure pursuant to the privilege provided in Rule 503. As such, none of the factors for the application of the Rule 503 attorney-client privilege need to be met or applied regarding any other communication, document, or information referenced within a particular invoice or time entry. No such communication, document, information, or otherwise is responsive to the May 29, 2019 request and is therefore irrelevant as to the determination of the applicability of the Rule 503 privilege to the information contained in the invoices provided as **Exhibit B**.

These invoices were prepared and reviewed exclusively by WOWSC attorneys or attorney representatives and mailed to the attention of a WOWSC Board member, and furthermore were not intended to be made available to anyone outside WOWSC representatives, all of whom are “clients” or “client representatives” for the purpose of the Rule 503 attorney-client privilege. These invoices were sent by an attorney or the attorney’s representative in their capacity as legal counsel to WOWSC, and this sort of routine invoicing is certainly for the facilitation of legal services to WOWSC. No waiver of this privilege has occurred at any time regarding these documents, and the confidential nature of the information therein has thus been preserved. The nature of the services provided are readily apparent by the documents themselves, as the invoices and time entry narratives within describe the legal services provided to WOWSC and serve as a summary thereof for the purposes of understanding the associated costs of legal representation and, more importantly, to keep the client and its representatives up to date on the most recent work done by legal counsel especially considering the ongoing litigation with TOMA Integrity, Inc.

Therefore, all elements established by this Office for applicability of the Rule 503 privilege are satisfied. The invoices and specifically the time entry narratives and work descriptions are “communications” from legal counsel to WOWSC. At no time whatsoever were these invoices or their contents shared with anyone beyond WOWSC representatives and WOWSC’s legal counsel, and thus the confidentiality of these invoices among attorneys, attorney representatives, clients, and client representatives has been preserved. The information at issue does not fall within any of the exceptions to the attorney-client privilege provided by Rule 503(d) and the privilege has not otherwise been waived by WOWSC. Therefore, WOWSC claims that *all* time entry narratives and work descriptions contained in the invoices responsive to the May 29, 2019 request are excepted from discovery pursuant to the attorney-client privilege provided in Rule 503 of the Texas Rules of Evidence.

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III. Information relating to the Work Product Privilege

As stated above, Texas Government Code § 552.022 identifies certain types of information that are categorically “public information” and may not be excepted from required disclosure unless made confidential by Chapter 552 or by other law, and attorney fee bills are categorically considered to be public information pursuant to § 552.022(a)(16). In addition, the litigation exception provided under § 552.103 does not operate to allow a governmental entity to “withhold the attorney fee bills” because that section is not “other law” for purposes of § 552.022.²⁰ However, the Texas Supreme Court holds that the Texas Rules of Civil Procedure, like the Texas Rules of Evidence, *is* “other law” within the meaning of § 552.022. Furthermore, in Open Records Decision No. 677, your Office conducted a thorough evaluation of the assertion of the work product privilege provided under Texas Rule of Civil Procedure 192.5 vis-à-vis information specifically listed in § 552.022.²¹ In ORD-677, your Office concluded that “core work product” as defined by Rule 192.5 is not discoverable and the duration of the privilege is perpetual,” and thus “[R]ule 192.5 makes core work product expressly confidential for purposes of section 552.022.”²²

Rule 192.5 defines “work product” as:

- (1) material prepared or mental impressions developed in anticipation of litigation or for trial by or for a party or a party’s representatives, including the party’s attorneys, consultants, sureties, indemnitors, insurers, employees, or agents; or
- (2) a communication made in anticipation of litigation or for trial between a party and the party’s representatives or among a party’s representatives, including the party’s attorneys, consultants, sureties, indemnitors, insurers, employees, or agents.²³

“Core” work product is defined as “the work product of an attorney or an attorney representative that contains the attorney’s or the attorney representative’s mental impressions, opinions, conclusions, or legal theories.”²⁴ Thus, to withhold § 552.022 information pursuant to the work product privilege under Rule 192.5, a governmental body must demonstrate that the information at issue was (1) either material prepared or mental impressions developed during trial or in anticipation of litigation by or for a party or a party’s representatives, or a communication made in anticipation of litigation or for trial between a party and the party’s representatives or among a

²⁰ Op. Tex. Att’y Gen. No. OR2011-12797 (2011).

²¹ See *In re City of Georgetown*, 53 S.W.3d 328, 336 (Tex. 2001); see also Tex. Att’y Gen. ORD-677 (2002).

²² See Tex. Att’y Gen. ORD-677 (2002) at 6.

²³ Tex. R. Civ. P. 192.5(a).

²⁴ Tex. R. Civ. P. 192.5(b)(1).

Windermere Oaks WSC – Flunker PIA Request
June 19, 2019
Page 7

party's representatives, *and* (2) consists of the “mental impressions, opinions, conclusions, or legal theories” of an attorney or that attorney's representative.²⁵

The Requestor seeks legal invoices from a date range beginning in March 2018—the same month that TOMA Integrity, Inc. filed its First Amended Petition (**Exhibit C**). All responsive invoices, therefore, cover a period during which litigation was not only anticipated, it was active and ongoing throughout the entire date range specified in the May 29, 2019 request. Mr. Romo's representation of WOWSC and his corresponding responsive invoices during that time frame easily satisfy the “during trial or anticipation of litigation” element of the test for Rule 192.5 application. Additionally, litigation was active at the time WOWSC engaged Lloyd Gosselink, and that same litigation has been ongoing throughout Lloyd Gosselink's representation of WOWSC and remains pending to date. As to the documents and information responsive to the May 29, 2019 request, litigation was not merely anticipated but rather active and ongoing throughout the duration of the date range specified by the Requestor himself.

Information contained in the responsive invoices is protected by the work-product privilege because the documents embody communications from attorneys and attorney representatives to the client, WOWSC and its representatives, that further reflect the mental impressions and applicable legal theories, opinions, and conclusions of legal counsel for WOWSC.²⁶ Those communications, particularly the time entry and work description narratives in the responsive invoices, frequently summarize and detail those mental impressions, legal theories, opinions, and conclusions of WOWSC's legal counsel on numerous areas of law—often specifically regarding the ongoing litigation with TOMA Integrity, Inc. Furthermore, those same communications were developed during the course of the litigation for the client (WOWSC) to review and remain updated on the latest developments of the suit. For example, information in time entries describing research topics, work product being developed, and other summaries of actions taken by legal counsel in the course of representing WOWSC indicate legal counsel's overall mental impressions of the suit. In other words, they reflect that legal counsel is of the impression that certain action is necessary to further the client's interest during the litigation. Information in the time entries describing research, work product, and other actions by legal counsel also indicates the theories on the areas and aspects of law that could be applicable in the course of litigation, the opinions of legal counsel on the viability of certain legal arguments and legal strategies related to the litigation, and legal counsel's conclusions on those arguments and strategies. Taken in totality, the time entry narratives and work descriptions in all the invoices certainly convey WOWSC's legal counsel's mental impressions of the case as it developed and evolved over time and in light of new or additional filings and conversations with the client and client representatives as well as with opposing counsel.

By reviewing and comparing the legal invoices, an individual like the Requestor can readily ascertain those impressions, legal positions, theories, opinions, conclusions, strategies, and advice conveyed to WOWSC by legal counsel, particularly in regards to the litigation with

²⁵ Tex. R. Civ. P. 192.5(a) & (b)(1); *see also* Tex. Att'y Gen. ORD-677 (2002).

²⁶ *See* Tex. R. Civ. P. 192.5(a) & (b)(1).

Windermere Oaks WSC – Flunker PIA Request
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Page 8

TOMA Integrity, Inc. As a whole, this confidential information reveals the internal strategy of WOWSC and its legal counsel regarding the lawsuit with TOMA Integrity, Inc. and surrounding related issues. These bills *themselves* are communications, as are the individual time entries and work description narratives contained therein, as they are sent to WOWSC to convey a sufficient description of legal work performed previously as well as ongoing tasks and assignments, and are intended to facilitate the provision of legal services in that regard. The invoices are sent to and reviewed by *only* WOWSC representatives and those communications remain confidential as they are kept in WOWSC's records and legal counsel's files without dissemination outside of those parties.

It is important to emphasize that although the fee invoices may reference certain communications in the narratives of time entries or work descriptions, the narratives *themselves* constitute communications between attorneys and attorney representatives and WOWSC. The time entries in the invoices in **Exhibit B** are narratives constituting communications between an attorney or the attorney's representative and conveyed to WOWSC as the client to communication legal work performed on behalf of the client. The narratives are generated by attorneys or attorney representatives and identified by initials of the attorney or attorney representative—the time entries and corresponding initials do not represent any party that is not an attorney or attorney representative. Such narratives not only facilitate the continued legal relationship between legal counsel and WOWSC, but are necessary communications to keep WOWSC and its representatives (particularly, its Board of Directors) advised as to what legal services are being provided in a particular timeline and to summarize the specifics of work performed on a particular matter, i.e., the litigation involving TOMA Integrity, Inc. It is also necessary that these narratives include information relating to particular projects or client questions so as to adequately communicate to WOWSC the particular legal tasks performed, the topics researched, the opinions and conclusions thereon, and the overall mental impressions of legal counsel as reflected by specific tasks performed. For example, a narrative discussing certain research details the attorney's mental impressions as to the possible viability of the particular topic in relation to WOWSC's defense of the TOMA Integrity, Inc. suit, and entries discussing settlement indicate the mental impression of legal counsel that such action is possible or a viable option for WOWSC to pursue.

Importantly in ORD-677, in relation to the ongoing litigation with TOMA Integrity, Inc., your Office held that “[i]n the litigation discovery context, Texas courts protect the *entirety* of such documents containing privileged information,” and that “this case law must inform our analysis in the context of the Act.”²⁷ Balancing the rights of requestors under the Public Information Act, your Office held that the “incidental withholding of otherwise unprivileged information in a privileged document would not vitiate the availability of public information under the Act, especially when that information is also contained in records that are not subject to the privilege,” therefore concluding “that, generally, where a document is demonstrated to

²⁷ Tex. Att’y Gen. ORD-677 (2002) at 7 (*citing Huie v. DeShazo*, 922 S.W.2d 920, 923 (Tex. 1996) (privilege extends to entire communication, including facts contained therein), and *In re Bloomfield Mfg Co.*, 977 S.W.2d 389, 392 (Tex.App.—San Antonio 1998, orig. proceeding) (privilege extends to entire document)) (*emphasis added*).

Windermere Oaks WSC – Flunker PIA Request
June 19, 2019
Page 9

contain work product that may be withheld under the standards discussed in this decision, this office in the open records ruling process may authorize the governmental body to withhold the *entire document*.”²⁸

Under this guidance, WOWSC respectfully requests to withhold the entirety of each invoice to which the work-product privilege applies pursuant to Rule 192.5—specifically any invoice of Mr. Romo or Lloyd Gosselink containing references to either (1) the ongoing litigation with TOMA Integrity, Inc. itself or (2) any work product, research topics, issues, or communications regarding the same. All of these references are either communications made during trial that reflect legal counsel’s mental impressions, theories, conclusions, and opinions regarding the suit, material prepared or mental impressions developed during trial that indicate legal counsel’s mental impressions, theories, conclusions, and opinions regarding the suit, or both.

IV. Conclusion

Mr. Flunker’s May 29, 2019 request seeks information that WOWSC wishes to exclude from disclosure pursuant to the attorney-client privilege provided in Rule 503 of the Texas Rules of Evidence and pursuant to the work product privilege provided in Rule 192.5 of the Texas Rules of Civil Procedure.

The information requested by Mr. Flunker should be withheld from disclosure pursuant to Texas Rule of Evidence 503, as WOWSC has met the evidentiary burden provided by the Texas Rules of Evidence to establish the attorney-client privilege over the requested legal invoices and specifically over the information within the time entries and work descriptions contained within those invoices. As stated above, the requested documents embody communications from legal counsel, in that capacity, to WOWSC and made for the provision of professional legal services to WOWSC and its representatives. Further, those invoices and the information contained within were intended to be confidential communications and have remained confidential between WOWSC representatives and WOWSC’s legal counsel. Therefore, WOWSC should be allowed to withhold the information in the all responsive documents from disclosure pursuant to its lawful assertion of the attorney-client privilege in Rule 503 of the Texas Rules of Evidence.

Additionally, information contained in the responsive documents is protected pursuant to the work product privilege under Rule 192.5 because the invoices in **Exhibit B** and specifically the time entries and work description narratives reflect work produced during active, ongoing litigation that was not merely speculative, but was actually occurring at the time the entries were recorded and the invoices communicated to the client, WOWSC. Moreover, the time entry and work description narratives in the responsive documents reflect the legal positions, strategies, mental impressions, conclusions, opinions, and other advice generated by attorneys and attorney

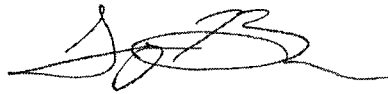
²⁸ *Id.* (emphasis added).

Windermere Oaks WSC – Flunker PIA Request
June 19, 2019
Page 10

representatives during the pending litigation. Therefore, and under the guidance of your Office in ORD-677, Rule 192.5 should apply to allow WOWSC to withhold any invoice responsive to the May 29, 2019 request in its *entirety*.

Should you have any questions concerning this request for decision, please contact me at the number referenced above. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Troupe Brewer', with a stylized, flowing script.

J. Troupe Brewer

Enclosures

cc via email: Mr. Danny Flunker, Requestor
Exhibits excluded

Mr. Joe Gimencz, Board President
Windermere Oaks Water Supply Corporation

Mr. Michael A. Gershon *of the firm*



KEN PAXTON
ATTORNEY GENERAL OF TEXAS

August 15, 2019

Mr. J Troupe Brewer
Counsel for Windermere Oaks Water Supply Corporation
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Avenue, Suite 1900
Austin, Texas 78701

OR2019-22667

Dear Mr. Brewer:

You ask whether certain information is subject to required public disclosure under the Public Information Act (the "Act"), chapter 552 of the Government Code. Your request was assigned ID# 781033.

The Windermere Oaks Water Supply Corporation (the "corporation"), which you represent, received a request for specified legal invoices. You claim the submitted information privileged under Texas Rule of Evidence 503 and Texas Rule of Civil Procedure 192.5. We have considered your submitted arguments and reviewed the submitted information. We have also received and considered comments from the requestor. *See* Gov't Code § 552.304 (interested party may submit comments stating why information should or should not be released).

Initially, we note, and you acknowledge, the submitted information consists of attorney fee bills that are subject to section 552.022(a)(16) of the Government Code. Section 552.022(a)(16) provides for required public disclosure of "information that is in a bill for attorney's fees and that is not privileged under the attorney-client privilege" unless the information is expressly confidential under the Act or other law. *Id.* § 552.022(a)(16). The Texas Supreme Court has held the Texas Rules of Evidence and the Texas Rules of Civil Procedure are "other law" within the meaning of section 552.022. *See In re City of Georgetown*, 53 S.W.3d 328, 336 (Tex. 2001). Accordingly, we will address your assertion of the attorney-client privilege under rule 503 of the Texas Rules of Evidence and the attorney work product privilege under rule 192.5 of the Texas Rules of Civil Procedure for the submitted attorney fee bills.

Texas Rule of Evidence 503(b)(1) provides as follows:

Mr. J Troupe Brewer - Page 2

A client has a privilege to refuse to disclose and to prevent any other person from disclosing confidential communications made to facilitate the rendition of professional legal services to the client:

(A) between the client or the client's representative and the client's lawyer or the lawyer's representative;

(B) between the client's lawyer and the lawyer's representative;

(C) by the client, the client's representative, the client's lawyer, or the lawyer's representative to a lawyer representing another party in a pending action or that lawyer's representative, if the communications concern a matter of common interest in the pending action;

(D) between the client's representatives or between the client and the client's representative; or

(E) among lawyers and their representatives representing the same client.

Tex. R. Evid. 503(b)(1). A communication is "confidential" if it is not intended to be disclosed to third persons other than those to whom disclosure is made in furtherance of the rendition of professional legal services to the client or those reasonably necessary for the transmission of the communication. *Id.* 503(a)(5).

Thus, in order to withhold attorney-client privileged information from disclosure under rule 503, a governmental body must (1) show the document is a communication transmitted between privileged parties or reveals a confidential communication; (2) identify the parties involved in the communication; and (3) show the communication is confidential by explaining it was not intended to be disclosed to third persons and it was made in furtherance of the rendition of professional legal services to the client. Upon a demonstration of all three factors, the information is privileged and confidential under rule 503, provided the client has not waived the privilege or the document does not fall within the purview of the exceptions to the privilege enumerated in rule 503(d). *Huie v. DeShazo*, 922 S.W.2d 920, 923 (Tex. 1996) (privilege extends to entire communication, including facts contained therein); *In re Valero Energy Corp.*, 973 S.W.2d 453, 457 (Tex. App.—Houston [14th Dist.] 1998, orig. proceeding) (privilege attaches to complete communication, including factual information).

You assert the submitted attorney fee bills must be withheld in their entireties under rule 503. However, section 552.022(a)(16) of the Government Code provides information "that is in a bill for attorney's fees" is not excepted from required disclosure unless it is confidential under other law or privileged under the attorney-client privilege. *See* Gov't Code § 552.022(a)(16) (emphasis added). This provision, by its express language, does not permit the entirety of an attorney fee bill to be withheld. *See also* Open Records Decisions Nos. 676 (attorney fee bill cannot be withheld in entirety on basis it contains or is attorney-client communication pursuant to language in section 552.022(a)(16)), 589 (1991)

Mr. J Troupe Brewer - Page 3

(information in attorney fee bill excepted only to extent information reveals client confidences or attorney's legal advice). Accordingly, the corporation may not withhold the entirety of the submitted fee bills under Texas Rule of Evidence 503.

Additionally, you assert portions of the submitted fee bills should be withheld under rule 503. You state the submitted fee bills include privileged attorney-client communications between the corporation and its outside counsel that were made in furtherance of the rendition of professional legal services to the corporation. You also state these communications were intended to be, and have remained, confidential. Based on these representations and our review of the information at issue, we find you have established the information we have marked constitutes privileged attorney-client communications under rule 503. Thus, the corporation may withhold the information we have marked within the submitted attorney fee bills pursuant to rule 503 of the Texas Rules of Evidence. However, upon review, we find some of the remaining information has been shared with individuals you have not demonstrated are privileged parties. We also note an entry stating a memorandum or an email was prepared or drafted does not demonstrate the document was communicated to the client. Therefore, we find you have failed to demonstrate the remaining information consists of privileged attorney-client communications. Thus, the corporation may not withhold any portion of the remaining information under rule 503.

We next address Texas Rule of Civil Procedure 192.5 for the remaining attorney fee bills. Rule 192.5 encompasses the attorney work product privilege. For purposes of section 552.022 of the Government Code, information is confidential under rule 192.5 only to the extent the information implicates the core work product aspect of the work product privilege. See ORD 677 at 9-10. Rule 192.5 defines core work product as the work product of an attorney or an attorney's representative, developed in anticipation of litigation or for trial, that contains the mental impressions, opinions, conclusions, or legal theories of the attorney or the attorney's representative. See Tex. R. Civ. P. 192.5(a), (b)(1). Accordingly, in order to withhold attorney core work product from disclosure under rule 192.5, a governmental body must demonstrate the material was (1) created for trial or in anticipation of litigation and (2) consists of the mental impressions, opinions, conclusions, or legal theories of an attorney or an attorney's representative. *Id.*

The first prong of the work product test, which requires a governmental body to show the information at issue was created in anticipation of litigation, has two parts. A governmental body must demonstrate (1) a reasonable person would have concluded from the totality of the circumstances surrounding the investigation there was a substantial chance litigation would ensue, and (2) the party resisting discovery believed in good faith there was a substantial chance litigation would ensue and conducted the investigation for the purpose of preparing for such litigation. See *Nat'l Tank v. Brotherton*, 851 S.W.2d 193, 207 (Tex. 1993). A "substantial chance" of litigation does not mean a statistical probability, but rather "that litigation is more than merely an abstract possibility or unwarranted fear." *Id.* at 204. The second part of the work product test requires the governmental body to show the materials at issue contain the mental impressions, opinions, conclusions, or legal theories of an attorney or an attorney's representative. See Tex. R. Civ. P. 192.5(b)(1). A document containing core work product information that meets both parts of the work product test is confidential under rule 192.5, provided the information does not fall within the scope of the

Mr. J Troupe Brewer - Page 4

exceptions to the privilege enumerated in rule 192.5(c). *See Pittsburgh Corning Corp. v. Caldwell*, 861 S.W.2d 423, 427 (Tex. App.—Houston [14th Dist.] 1993, no writ).

You claim the remaining information consists of attorney core work product that is protected by rule 192.5 of the Texas Rules of Civil Procedure. Upon review, however, we find you have not demonstrated the information at issue contains the mental impressions, opinions, conclusions, or legal theories of an attorney or the attorney's representative that were developed in anticipation of litigation or for trial. We therefore conclude the corporation may not withhold any of the remaining information under Texas Rule of Civil Procedure 192.5.

In summary, the corporation may withhold the information we have marked within the submitted attorney fee bills pursuant to rule 503 of the Texas Rules of Evidence. The corporation must release the remaining information.

This letter ruling is limited to the particular information at issue in this request and limited to the facts as presented to us; therefore, this ruling must not be relied upon as a previous determination regarding any other information or any other circumstances.

This ruling triggers important deadlines regarding the rights and responsibilities of the governmental body and of the requestor. For more information concerning those rights and responsibilities, please visit our website at <https://www.texasattorneygeneral.gov/open-government/members-public/what-expect-after-ruling-issued> or call the OAG's Open Government Hotline, toll free, at (877) 673-6839. Questions concerning the allowable charges for providing public information under the Public Information Act may be directed to the Cost Rules Administrator of the OAG, toll free, at (888) 672-6787.

Sincerely,



Paige Lay
Assistant Attorney General
Open Records Division

PL/eb

Ref: ID# 781033

Enc. Submitted documents

c: Requestor
(w/o enclosures)

9/16/2019 2:31 PM

Velva L. Price
District Clerk
Travis County
D-1-GN-19-006219
Victoria Benavides

CAUSE NO. D-1-GN-19-006219

WINDERMERE OAKS WATER
SUPPLY CORPORATION

Plaintiff,

v.

THE HONORABLE KEN PAXTON,
ATTORNEY GENERAL OF TEXAS

Defendant.

§
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§

IN THE DISTRICT COURT OF

TRAVIS COUNTY, TEXAS

201ST

JUDICIAL DISTRICT

**WINDERMERE OAKS WATER SUPPLY CORPORATION'S
ORIGINAL PETITION FOR DECLARATORY RELIEF**

TO THE HONORABLE JUDGE OF THE COURT:

Plaintiff Windermere Oaks Water Supply Corporation (the "WOWSC" or "Plaintiff") files this Original Petition seeking a declaratory judgment pursuant to Section 552.324 of Chapter 552 of the Texas Government Code (the "Texas Public Information Act" or the "Act").

I. EXECUTIVE SUMMARY

1. WOWSC seeks a declaratory judgment from the Court to allow it to withhold from release to the public invoices detailing legal services provided to WOWSC from March 7, 2018 to May 28, 2019 (the requested information is the "Legal Invoices") because the Legal Invoices are properly excepted from disclosure under Texas Government Code Section 552.022 and, more specifically, pursuant to the privileges provided by Rule 503 of the Texas Rules of Evidence ("Rule 503") and Rule 192.5 of the Texas Rules of Civil Procedure ("Rule 192.5"). Specifically, § 552.022 and Rules 503 and 192.5 allow a governmental entity to withhold information contained in a legal invoice pursuant to the attorney-client and the work product privileges.



816 Congress Avenue, Suite 1900
Austin Texas 78701
Telephone: (512) 322-5800
Facsimile: (512) 472-0532
www.lglawfirm.com

Mr. Brewer's Direct Line (512) 322-5858
Email: tbrewer@lglawfirm.com

September 23, 2019

Mr. Daniel "Danny" Flunker
dflunker@gmail.com

*VIA EMAIL
WITH DELIVERY RECEIPT REQUESTED*

Re: Original Petition Challenging Open Records Letter Ruling OR2019-22667
(Cause Number D-1-GN-19-006219)

Dear Mr. Flunker:

The Windermere Oaks Water Supply Corporation ("WOWSC") has filed suit in Travis County District Court against the Honorable Ken Paxton, Attorney General of the State of Texas, challenging Open Records Letter Ruling OR2019-22667. This suit centers on whether WOWSC is required to release the legal invoices and information contained therein that you requested under the Texas Public Information Act. In accordance with the Act, suit has been filed in the Travis County District Court, 250th Judicial District, and is styled as Cause Number D-1-GN-19-006219.

As the requestor of the information, you have the right to intervene in this suit or to choose not to participate in this suit. You are being provided notice by electronic mail, as a physical mailing address has not been provided to WOWSC. Should you have any questions for the Attorney General's Office about this suit, you may contact that office at 512-463-2100 or through the following:

Physical Address

Office of the Attorney General
Price Daniel, Sr. Building, 8th Floor
209 West 14th Street
Austin, Texas 78701

Mailing Address

Office of the Attorney General
P.O. Box 12548
Austin, TX 78711-2548

Sincerely,

A handwritten signature in black ink, appearing to read "J. Troupe Brewer". The signature is stylized with a large, sweeping "J" and "B".

J. Troupe Brewer

cc: Joe Gimenez
Board President, Public Information Officer
Windermere Oaks Water Supply Corporation

10/7/2019 1:50 PM

Velva L. Price
District Clerk
Travis County
D-1-GN-19-006219
Sandra Henriquez

AFFIDAVIT OF SERVICE

State of Texas

County of Travis

201st Judicial District Court

Case Number: D-1-GN-19-006219

Plaintiff:

WINDERMERE OAKS WATER SUPPLY CORPORATION

vs.

Defendant:

THE HONORABLE KEN PAXTON, ATTORNEY GENERAL OF TEXAS

Received these papers on the 2nd day of October, 2019 at 3:00 pm to be served on **THE HONORABLE KEN PAXTON, ATTORNEY GENERAL OF TEXAS, 209 W. 14th Street, Lobby, Austin, Travis County, TX 78701.**

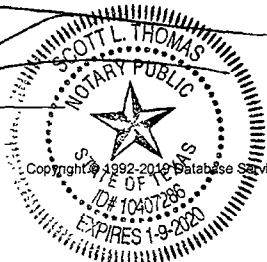
I, Jeff Keyton, being duly sworn, depose and say that on the **3rd day of October, 2019 at 10:40 am, I:**

delivered a true copy of this **Citation together with Windermere Oaks Water Supply Corporation's Original Petition for Declaratory Relief, Exhibits "A" through "D", and The Lawyer Referral Service Notice to THE HONORABLE KEN PAXTON, ATTORNEY GENERAL OF TEXAS** by delivering to **Executive Assistant, SARAH BURGESS, at the address of 209 W. 14th Street, Lobby, Austin, Travis County, TX 78701, having first endorsed upon such copy of such of such process the date of delivery.**

I certify that I am approved by the Judicial Branch Certification Commission, Misc. Docket No. 05-9122 under rule 103, 501, and 501.2 of the TRCP to deliver citations and other notices from any District, County and Justice Courts in and for the State of Texas. I am competent to make this oath; I am not less than 18 years of age, I am not a party to the above-referenced cause, I have not been convicted of a felony or a crime of moral turpitude, and I am not interested in the outcome of the above-referenced cause.

Subscribed and Sworn to before me on the 3rd day of October, 2019 by the affiant who is personally known to me.

NOTARY PUBLIC



Jeff Keyton
PSC-735; Exp 7/31/2020

Our Job Serial Number: THP-2019007813
Ref: WOWSC



CAUSE NO. D-1-GN-19-006219

WINDERMERE OAKS WATER	§	IN THE DISTRICT COURT
SUPPLY CORPORATION,	§	
	§	
<i>Plaintiff,</i>	§	
	§	
vs.	§	TRAVIS COUNTY, TEXAS
	§	
THE HONORABLE KEN PAXTON,	§	
ATTORNEY GENERAL OF TEXAS,	§	
	§	
<i>Defendant.</i>	§	201 st JUDICIAL DISTRICT

PLEA IN INTERVENTION and
MOTION FOR DISCOVERY UNDER PROTECTIVE ORDER

TO THE HONORABLE JUDGE OF SAID COURT:

COMES NOW Danny Flunker (“Requestor”), as Requestor herein, and files this his Plea in Intervention and Motion for Discovery Under Protective Order herein and would show the Court as follows.

1. On May 28, 2019, Requestor made a request under the Texas Public Information Act (“PIA”) for invoices for legal services (“Invoices”) provided to the Windermere Oaks Water Supply Corporation (“WSC”) and paid with membership funds during the period March 7, 2018 through May 28, 2019. The WSC claimed that the Invoices relate, in whole or in part, to legal services provided in connection with Cause No. 47531, styled *TOMA Integrity, Inc. v. Windermere Oaks Water Supply Corporation*, in the 33rd District Court of Burnet County, Texas. Final Judgment was rendered in the TOMA lawsuit on November 14, 2018 and all appeals have been exhausted.

2. By Letter Ruling OR2019-22667 (“Ruling”), the Attorney General determined that – with certain exceptions – the Invoices are public information and must be provided to Requestor as required by the PIA. The WSC filed this lawsuit in an effort to avoid compliance with the Ruling.

3. Thereafter, the Attorney General apparently determined that additional information could be withheld from disclosure under a claim of privilege. Requestor has received notice of a proposed settlement pursuant to which both the information determined to be privileged under the Ruling and additional information are contemplated to be withheld from disclosure.

4. Pursuant to Section 552.325, Tex. Gov’t Code, as requestor of the public information involved herein Requestor is entitled to intervene in this lawsuit. He hereby exercises such right. Preliminarily, Requestor opposes the proposed settlement.

5. Pursuant to Section 552.322 of the Code, Requestor hereby moves the Court for discovery of the information to be withheld under the proposed settlement, with such discovery to be had under an appropriate protective order. As and to the extent the proposed settlement contemplates that nonexempt public information will be withheld from disclosure, it must be rejected. However, neither Requestor nor his counsel knows (nor can they otherwise ascertain) what information is proposed to be withheld. Accordingly, Requestor moves the Court for an order permitting Requestor’s counsel discovery of the information to be withheld and (as necessary for context) to be disclosed under the proposed settlement under the terms of an appropriate protective order prohibiting further disclosure prior to final judgment other than in connection with this proceeding. Such order is necessary so that Requestor can meaningfully exercise his right to participate in this process.

WHEREFORE, premises considered, Requestor intervenes and makes his appearance herein and respectfully requests (i) discovery of the information to be withheld under the proposed settlement, under an appropriate protective order, as aforesaid, (ii) preliminarily, that the Court enter judgment that the WSC take nothing by its claim herein, and (iii) that Requestor be awarded such other and further relief, at law or in equity, to which he shall show himself justly entitled.

Respectfully Submitted,

THE LAW OFFICE OF KATHRYN E. ALLEN,
PLLC

114 W. 7th St., Suite 1100
Austin, Texas 78701
(512) 495-1400 telephone
(512) 499-0094 fax

By: /s/ Kathryn E. Allen

Kathryn E. Allen
State Bar ID No. 01043100
kallen@keallenlaw.com

Attorneys for Requestor Danny Flunker

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the above and foregoing document has been served via electronic service to all lead counsel of record on this 14th day of July 2020.

/s/ Kathryn E. Allen

Kathryn E. Allen

C I T A T I O N
T H E S T A T E O F T E X A S
CAUSE NO. D-1-GN-19-006219

WINDERMERE OAKS WATER SUPPLY CORPORATION

, Plaintiff

vs.

THE HONORABLE KEN PAXTON, ATTORNEY GENERAL OF TEXAS

, Defendant

TO: HONORABLE KEN PAXTON ATTORNEY GENERAL OF TEXAS
209 WEST 14TH STREET, PRICE DANIEL, SR BUILDING
AUSTIN, TEXAS 78701

Defendant, in the above styled and numbered cause:

YOU HAVE BEEN SUED. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you.

Attached is a copy of the WINDERMERE OAKS WATER SUPPLY CORPORATION'S ORIGINAL PETITION FOR DECLARATORY RELIEF of the PLAINTIFF in the above styled and numbered cause, which was filed on SEPTEMBER 16, 2019 in the 201ST JUDICIAL DISTRICT COURT of Travis County, Austin, Texas.

ISSUED AND GIVEN UNDER MY HAND AND SEAL of said Court at office, September 27, 2019.

REQUESTED BY:
JOSE E. DE LA FUENTE
816 CONGRESS AVE STE 1900
AUSTIN, TX 78701-2478
BUSINESS PHONE: (512) 322-5800 FAX: (512) 472-0532



[Signature]
Valva L. Price
Travis County District Clerk
Travis County Courthouse
1000 Guadalupe, P.O. Box 679003 (78767)
Austin, TX 78701

PREPARED BY: RAMIREZ NANCY

- - - - - R E T U R N - - - - -

Came to hand on the 2nd day of October, 2019 at 3:00 o'clock P.M., and executed at _____ within the County of _____ on the _____ day of _____, _____, at _____ o'clock _____ M., by delivering to the within named _____, each in person, a true copy of this citation together with the WINDERMERE OAKS WATER SUPPLY CORPORATION'S ORIGINAL PETITION FOR DECLARATORY RELIEF accompanying pleading, having first attached such copy of such citation to such copy of pleading and endorsed on such copy of citation the date of delivery.

Service Fee: \$ _____

Sheriff / Constable / Authorized Person

Sworn to and subscribed before me this the _____

_____ day of _____, _____.

Notary Public, THE STATE OF TEXAS_____
Printed Name of Server_____
County, Texas

D-1-GN-19-006219

SERVICE FEE NOT PAID

P01 - 000083483

☒ Original☐ Service Copy

RETURN / AFFIDAVIT
PROOF - ATTACHED



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2019 - 2020 Board of Directors:
Joe Gimenez, President
Bill Earnest, Vice President
Mike Nelson, Secretary/Treasurer
David Bertino, Director
Norman Morse, Director

Windermere Oaks Water Supply Corporation (WOWSC) meeting held: Saturday, March 9, 2019

2019 - 2020 Board Members Present: David Bertino, Bill Earnest, Joe Gimenez, Norman Morse, Mike Nelson

Minutes

The meeting was called to order at 11:51AM by David Bertino. A quorum was established with all five Board Members present.

- 1) Elect Board Officers for 2019 – 2020.
 - a. Motion made and carried to elect Joe Gimenez as President
 - b. Motion made and carried to elect Bill Earnest as Vice President
 - c. Motion made and carried to elect Mike Nelson as Secretary / Treasurer
- 2) Appointment of the Credentials Committee for 2019 – 2020
 - a. Motion made and carried to appoint Bill Earnest and Mike Nelson as the board members on the Credentials committee for 2019 – 2020
 - b. The Board will need to identify a WOWSC member for 3rd position on the Credentials committee for 2019 – 2020.
- 3) Texas Open Meeting Act Training
 - a. Joe believes he has already completed the training and will look for his certificate.
- 4) Next WOWSC Board Meeting: Thursday, March 14th, at 6:00PM, at WO pavilion
 - a. Meeting agenda:
 - i. David to send Joe list of upcoming agenda items
 - ii. Also include:
 1. Update bill payment
 2. Lawsuit briefing in executive session
 - a. Include executive session documentation
 3. Refinance loan
- 5) Motion made and carried to adjourn at 12:09AM



Submitted by: Mike Nelson

APPROVED BY WOWSC Board on March 14, 2019

Billing Questions: (830) 598-7511 Ext 1

Water or Sewer Emergency: Phone (830) 598-7511 Ext 2



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2019 - 2020 Board of Directors:

Joe Gimenez, President
Bill Earnest, Vice President
Mike Nelson, Secretary/Treasurer
David Bertino, Director
Dorothy Taylor, Director

Windermere Oaks Water Supply Corporation (WOWSC) meeting held: Wednesday, October 9, 2019

2019 - 2020 Board Members Present: Bill Earnest, Joe Gimenez, Mike Nelson, Dorothy Taylor

Minutes

The meeting was called to order at 6:00PM by Joe Gimenez. A quorum was established with four Board Members present.

1. Mark McDonald: Submitted two signed hard copies of petition for removal of Joe Gimenez from the WOWSC Board
2. Patti Flunker: Joe Gimenez discussed harassment with her boss at TRWA. Patti Flunker quit her position at TRWA.
3. Dorothy Taylor is newest member of our WOWSC Board and took her seat following appointment by Board at September meeting.
4. David Bertino sent letter announcing his resignation:

October 9, 2019

To the WOWSC Board and Members,

I David A Bertino Jr effective October 9, 2019 tender my resignation on the WOWSC board. Due to my new duties at work and the direction of this board, I will not be able to fulfill the duties that are required as a WOWSC board member. Please except this letter of resignation, read it at the meeting, and document it in the Meeting minutes.

Sincerely,

David A Bertino Jr.

- 1.
5. RULES FOR PUBLIC COMMENT – Board will consider adopting a sign-up sheet for member comments on specific agenda items, with comments limited to three minutes. (Comments on non-agenda items will be accommodated in item 12).
 1. Limit of three minutes per item per person
 2. Member Comment
 1. Danny Flunker: Move member public comment to start of meeting
 3. Motion made and carried to adopt a sign-up sheet for member comments on specific agenda items, with comments limited to three minutes per person per item.

6. Christine Mulligan: Thanked Joe Gimenez for his service and reminded meeting attendees that our members voted him into office at our last election.
7. Review, consider and take action to approve minutes of prior meetings/
 1. September 18 Special Meeting Minutes
 1. Motion made and carried to approve the September 18th Special Board Meeting Minutes
 2. September 18 Regular Meeting Minutes
 1. Motion made and carried to approve the September 18th Regular Board Meeting Minutes
8. EFFLUENT WATER AGREEMENT WITH SPICEWOOD AIRPORT PILOTS ASSOCIATION – Consideration of contract amendments, if any, requested by SAPA. Motion to adopt contract was passed Sept. 18 meeting, pending future review and consideration of any requested amendments from SAPA.
 1. At our September 18, 2019 Board meeting, the Board approved the contract providing WOWSC's effluent water to SAPA.
 2. The Board president of SAPA signed the contract and noted one minor typo → added 'r' to the word "treasure" to make it "treasurer".
 3. Member Comment
 1. Janey Richardson:
 1. Will SAPA pay for the effluent water?
 1. Board's response: SAPA will pay for all expenses with regards to the project.
 2. Who is Andrew Heller?
 1. Board's response: Andrew Heller is President of the SAPA.
 2. Marsha Westerman: Will SAPA pay for the engineering study?
 1. Board's response: SAPA will pay for all expenses with regards to the project.
 3. Mark McDonald: Will existing pipe be used for the effluent?
 1. George's response: No. The project requires new piping.
 4. Robb Van Eman:
 1. Will SAPA contract be posted?
 1. Board's response: Board to ask attorneys if the contract should be posted.
 2. Who represented SAPA?
 1. Board's response: Gary Young and Dana Martin
 3. Requested copy of the contract
 1. Board's response: Please send reminder request
 4. Motion made and carried to approve updated contract providing WOWSC's effluent water to SAPA.
9. ETHICS AND CONFLICT OF INTEREST POLICY – Review and pass resolution memorializing Board action in adopting new Policy Governing Ethics and Conflicts of Interests, thereby binding all current and future Board members to the standards set forth in the Policy.
 1. Joe read the resolution for our new WOWSC Conflict of Interest Policy
 2. Board had approved our new WOWSC Conflict of Interest Policy at the September 18, 2019 Board meeting but resolution summarizing it was read.
 3. Member Comments:
 1. Mark McDonald:
 1. Where will the policy be kept?
 1. Board's response: Our new Conflict of Interest Policy will be kept on our website.
 2. Who determines what is a conflict of interest?
 1. Board's Response: The WOWSC Board decides what is a conflict of interest.
 2. Patti Flunker: Questioned why she needed to send a letter regarding WOWSC's Conflict of Interest Policy.
 3. Rob Van Eman: Any sanctions in policy?
 1. Board's response: Read policy for details
 4. Jade Winters: Who wrote our new policy?
 1. Board's response: Our attorneys provided a standard policy used by other water supply corporations they represent.

5. Mikki Bertino: Not all members come to our Board meetings
4. Motion made and carried to approve resolution
5. Dorothy to add signed resolution to website

10. SIX MONTH REVIEW OF PROGRESS IN 'KEEPING THE MAIN THING THE MAIN THING' -- Discussion about Board and water company accomplishments since March 9, 2019, including:

1. finishing repair of pumping barge
2. securing \$59,000 in insurance recovery for pump platform
3. getting approval for new, lower interest rate loan to pay off higher interest rate balloon note
4. applying to LCRA for investment matching for conservation project that reduces WOWSC water use
5. approving purchase and installment of generator for compliance with TCEQ
6. offering contract proposal to SAPA for increasing size of available dispersant fields for effluent water
7. establishing process for handling unprecedented number of Public Information Act requests (37)
8. establishing ETHICS AND CONFLICT OF INTEREST POLICY by Board vote and for adherence by future Boards
9. re-establishing annual meeting date to comply with bylaws
10. developing managerial report for Board oversight
11. status of annual budget
12. company goals for next six months
 1. Member's Comments
 1. Robb Van Eman: Missed a few items. WOWSC filed lawsuit against Texas Attorney General.
 2. Janey Richardson: Can there be more communication sent out to all members from the Board?
 3. Brad Davis: Can meetings be moved to Saturday?
 4. Mikki Bertino: David Bertino went out on the river to find our missing barge, helped George to get the water turned back on quickly to the community, and saved thousands of dollars of cost to WOWSC.

11. MANAGER'S REPORT (George Burriss) –

1. LCRA CONSERVATION GRANT – Manager to provide update on change in WOWSC contribution to LCRA Cost Sharing project for water conservation.
 1. Previous WOWSC share estimate for both projects was ~\$32K.
 2. George learned from the LCRA that the projected savings needs to be averaged over two years which increases WOWSC's cost to ~\$34K.
 3. Members Comments
 1. Mikki Bertino: How many years to recoup \$34K?
 1. Board's response: Estimate 3% return on money spent for both projects. Might be a little lower now as the estimated cost increased \$2000. Keeps WOWSC under existing contract avoiding renegotiation of LCRA contract.
 4. Motion made and carried for Joe to write a letter to LCRA stating WOWSC has the funds for these projects.
2. GENERATOR PURCHASE UPDATE–Manager will provide update on contract, deposit, schedule for installation.
 1. WOWSC paid \$35K to our supplier who placed an order for the generator.
3. COST ESTIMATES FOR FIVE YEAR PLANPROJECT--Progress on development of cost estimates for pre-treatment facility and other projects.
 1. WOWSC applied for \$500K loan from COBANK who approved it.
 2. Ten-year old cost estimate for pre-treatment clarifier was \$150K but the price has gone up considerably due to the increased cost of steel. Possibly \$400k.
 3. George is working on proposals with an engineer and is approaching other vendors for quotes
 4. WOWSC does not have a clarifier. WOWSC has a settling tank.
 5. Members Comments:
 1. Patti Flunker: Are we in good financial status? Rates were raised? Recommended COBANK as a lender to our Board in the past.

1. Board's response: Don't think today's members should pay up front for a large capital project that has a forty-year life span versus members paying for it over its lifetime. The COBANK loan will be used to pay-off our existing loan plus new projects over 20 years at a lower interest rate than our existing loan.
2. Mark McDonald: Standby fees
3. Danny Flunker: Why are airport lots not under standby fees?
4. REGULATORY COMPLIANCE—Manager will provide detailed overview of regulatory compliance services of Utilities Inc. and progress in maintaining compliance.
 1. Compliance is a function of many many details. Certificate of Convenience and Necessity with State of Texas enables WOWSC. WOWSC follows Chapter 290 of Texas State Code requirements including facility construction, operators capability, quality levels. George is of the opinion the State of Texas owns our utilities and allows WOWSC to operate them.
 1. George approaches the relationship with TCEQ as though they are the owner of our utilities, and we are the operator. George handed out a sample of our monthly operating report that is submitted to TCEQ monthly
 2. Copies of the report and test data are kept at our facilities for their yearly audit
 3. George showed our facilities' monitoring plan which the operators follow
 1. George shared monitoring plan with the Board
 4. How is WOWSC WTP doing?
 1. Consumer confidence report is on our website and is also posted at the WO pavilion. TCEQ compiles the consumer confidence report without review by WOWSC. No violations were reported.
 2. Each year TCEQ sends out a compliance enforcement officer who writes reports. Our last report stated WOWSC needed to paint the pipes in the pump room. The pipes were painted to the specified colors and pictures were then sent to TCEQ.
5. SEWER SYSTEM PERMIT RENEWAL—Report status of renewal process.
 1. WTP permit expires every five years. Every five years the permit renewal process takes ~ one year. Received TCEQ response stating the permit request is administratively complete. George believes we are on track to receive our permit by end of year.
6. EASEMENT RELEASE REQUEST—Update, easement release requesting Center Cove.
7. Jeff Hagar and George learned WOWSC does not have easement rights inside the Center Cove lots. This is in the Center Cove Covenants amendments. No easement release is needed from WOWSC for work performed inside the lot lines. Members Comments:
 1. Earl Miller: Is effluent water monitored?
 1. George's response: Yes. All changes to WTP and WWTP require TCEQ approval. TCEQ takes core samples of effluent water spray fields.
12. Executive Session under Texas Government Code § 551.071(1) and (2) regarding: a. Ffrench, et al., Intervenor-plaintiffs and Double F Hangar Operations, LLC, et al. v. Friendship Homes & Hangars, LLC, Windermere Oaks WSC, et al., Cause No. 48292, 33rd Jud. Dist., Burnet County Dist. Ct.; and b. TOMA Integrity, Inc., et al. v. Windermere Oaks WSC, Cause No. 47531, 33rd Jud. Dist., Burnet County Dist. Ct., on appeal at 6th Ct. of Appeals, No. 06-19-00005-CV.c. Appeal of Attorney General ruling filed in Travis County Court in the case of WOWSC v The Honorable Ken Paxton, Attorney General of Texas, for protection of corporate rights and privileges during ongoing litigation.
 1. Entered session at 7:37PM
 2. Exited session at 8:14PM
 3. Members Comments
 1. Robb Van Eman:
 1. WOWSC attorneys have filed lawsuit against Texas Attorney General. Why did our attorneys sue the Texas Attorney General?
 2. What is the cost to sue the Texas Attorney General? What's in the budget?
 2. John Young: Loan needed to pay-off balloon payment.
 4. Motion made and carried to move this agenda topic up due to length of previous agenda topics and need to meet with lawyers when they are available

13. Consider and/or act on matters reviewed in the immediately preceding Executive Session agenda item.
 1. Joe motioned to move agenda item "Member comments" before Board convened in executive session. Motion carried.
 2. Item B: TOMA filed with the Texas Supreme Court and our WOWSC attorneys responded to the Supreme Court that they will respond as needed (to save cost).
 3. Joe read the following statement:

STATEMENT REGARDING FILING IN TRAVIS COUNTY COURT

This past May, WOWSC received a Public Information Act request that requested our legal invoices from the time period covering the entirety of the WSC's lawsuit with TOMA Integrity.

At the advice of our attorneys, and for the sole purpose of asserting privileges lawfully available to us to protect our position during this litigation, WOWSC requested a ruling from the Attorney General that we could withhold these invoices under those privileges while the lawsuit is ongoing.

This past August, the Attorney General ruled that while we may redact certain information within those invoices, the remainder must be released.

Upon review of this ruling by our legal team, they determined that the Attorney General's office did *not* apply the privileges to the full extent authorized by law, and that compliance with the AG's August ruling would put the WSC at a disadvantage during the remainder of the lawsuit with TOMA Integrity.

Pursuant my authority as Board President and Public Information Officer and at the advice of our legal counsel, I directed our legal team to file an administrative appeal of the August Attorney General ruling to protect the rights of the WSC while the lawsuit remains ongoing.

This is not a new legal proceeding with the Attorney General, but rather an appeal of a staff attorney ruling in a matter now ongoing since May of this year.

The WOWSC board remains in compliance with the Open Meetings Act, and has followed the advice of its attorneys in doing so.

I will not comment any further on the specifics of pending litigation with TOMA Integrity and the interrelated appeal of the Attorney General's ruling, as that is detrimental to our legal rights as a corporation, the parties involved, and the membership.

Again and to be clear, this appeal involving the Attorney General is simply and solely to protect our position during the pendency of the underlying litigation with TOMA Integrity.

Were the request for privileged information to be withdrawn, the appeal of the Attorney General's decision would of course become moot.

Any request for information that *does not* request privileged information (as has been the case with almost all of the 37 PIA requests submitted to the WSC this year) has been processed and will be processed without the involvement of the Attorney General.

However, we cannot afford to jeopardize our legal position while the suit with TOMA Integrity remains ongoing.

The Board certainly finds it unfortunate and regrettable that the public dialogue is not productive, but of course every member should feel free to speak his or her mind as they see fit, and as always, may speak at public comment at any open meeting of the Board.

4. PIA response resolution was read:
 1. Resolution approving and authorizing the continuing defense of the WSC's position of protecting attorney-client privileged information in response to PIA requests, including maintaining all pending appeals in court, at the direction of the Board President/Public Information Officer.
 2. Limited and finite PIA appeals process for attorney client privilege
5. Member comment
 1. Robb Van Eman: Statement from attorney is misleading.
 2. Janey Richardson: Attorney invoices were requested.
 3. Mike Burdette: Throwing away money
 4. Danny Flunker: Filed PIA and sent response to Texas Attorney General
 5. Jade Winters: Should our attorneys file in Burnett County instead of Travis County?
6. Motion made and carried to approve resolution authorizing the continuing defense of the WSC's position of protecting attorney client privileged information in response to PIA requests including maintaining all pending appeals in court at the direction of the Board President/Public Information Officer.

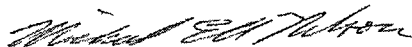
14. FINANCIAL REPORT –Treasurer Mike Nelson to discuss monthly financial reports.

1. Dorothy found a \$1000 error on page 1 of the September report for MM+ (Money Market)
2. September Income: \$36.7K
 1. September Water + Sewer revenue: \$36.3K
 2. Year to date (YTD) Water + Sewer revenue at \$273.3K of YTD budget \$266.3K
 3. YTD Equity Buy-in Fees revenue at \$36.8K versus annual budget \$27.6K
 4. YTD Water & Sewer Taps revenue at \$15.5K versus annual budget \$10.4K
3. September Expenses: \$48.1K
 1. \$23.7K legal fees paid in September
4. September Net Income: (\$11.4K)
5. YTD Net Income: \$73.8K
6. YTD Legal/Appraisal at \$88.4K of annual budget \$38.0K
7. YTD Water + Sewer Repairs at \$20.6K of annual budget \$45.0K
8. September 2019 Metrics:
 1. Debt to Service Coverage Ratio (DSCR): (0.31)
 1. Three month rolling average: 0.93

2. Debt to Capital Ratio: 0.16
 1. Three month rolling average: 0.16
3. Days of Cash on Hand: 219 days
 1. Three month rolling average: 220 days
9. September 2018 Metrics:
 1. DSCR: 0.20
 2. Debt to Capital Ratio: 0.19
 3. Days of Cash on Hand: 187 days
10. Member Comment
 1. Earl Miller: Do we keep income from taps and buy-in fees in separate accounts from WTP & WWTP?
 1. Board response: No
 2. Joe Gimenez: Cash on hand is very positive.
 3. Robb Van Eman: Any financial risk to WOWSC?
 4. Danny Flunker: Insurance did not cover TOMA legal expenses
11. Motion made and carried to accept the September Financial Report noting the \$1000 error on page 1 for MM+
15. ADOPTION OF ELECTION PROCEDURES FOR THE ANNUAL MEMBERS MEETING –Board will consider possible action needed to begin adoption of election procedures for 2020 annual meeting.
 1. Select credentials committee volunteer: Janey Richardson
 2. Motion made and carried for Janey Richardson, Mike Nelson, and Bill Earnest to comprise the credentials committee.
 1. Note: Two of the three Credentials committee members (Bill and Mike) were selected at the March 9 Board meeting. A third member was needed, so the Board accepted Janey Richardson.
16. Comments from citizens and members who have signed sign-up sheet to speak (3-minute limit per person).
 1. Joe Gimenez:
 1. Our WOWSC Bylaws provide in article 8 section 9 for removal of Board Member. Joe read part of the section to meeting attendees, advising that a hearing for removal would occur at a members' meeting and that the next members' meeting was the annual meeting.
 2. Annual Member Meeting is targeted for Saturday, February 1st.
 3. Review with our legal team the removal of a Board Member.
 2. Robb Van Eman:
 1. Bylaws allow members to call a special Member Meeting for removal of a Board Member.
 2. Requested Joe resign.
 3. Danny Flunker:
 1. Requested public comments be placed at beginning of Board meeting agenda.
 2. Provided attorney invoices had redactions.
 4. Sandy Nigh:
 1. Moved here one year ago. Legal fees are a concern.
 2. Requested meetings be moved to the weekends.
 5. Mikki Bertino:
 1. What is the process for members to call a special Members Meetings?
 1. Board's response: In our WOWSC Bylaws, a Majority of Memberships (50% plus one) is needed to call a special Members Meeting.
 2. Requested Board members' vote be entered into the meeting notes when it's not unanimous.
17. New business and discussion and possible action on agenda for next meeting.
 1. Y2020 WOWSC Annual Members Meeting and election procedures next steps
18. Set date, time, and place for next meeting

1. Saturday, October 26th, at 9:00AM

19. Motion made and carried to adjourn at 8:45PM



Submitted by: Mike Nelson

APPROVED BY WOWSC Board on December 19, 2019

Billing Questions: (830) 598-7511 Ext 1
Water or Sewer Emergency: Phone (830) 598-7511 Ext 2



joe gimenez <1129jjg@gmail.com>

Waste Water Study

3 messages

Joe Gimenez <1129jjg@gmail.com>

Wed, May 12, 2021 at 2:35 PM

To: "James C. Smith, III" <James.Smith@trwa.org>

Cc: larry.bell@trwa.org, George Burris <watermgmt@yahoo.com>, Mike Nelson <brownsandniners@aol.com>, Robyn Katz <rkatz@lglawfirm.com>

James,

The WOWSC is also being asked about whether in January 2020 we did two separate studies (one for water, one for waste water) to come up with the 2020 rates. Patti points to the 2018 rate case study which had two sheets, and were provided in the testimony from her brother Bill. (see attached).

In January 2020, when you visited with Mike, George and I at the WOWSC plant, did you perform two different analysis? Is there a second rate sheet that you did that you can provide us? I only seemed to have had one for the water, which I assumed, possibly mistakenly, included the waste water rates.

Let me know what you find in your records.

thank you
Joe

 **Bill Stein Exhibits 1 and 2.pdf**
453K

James Smith <james.smith@trwa.org>

Fri, May 14, 2021 at 8:49 AM

To: Joe Gimenez <1129jjg@gmail.com>

Cc: Larry Bell <larry.bell@trwa.org>, George Burris <watermgmt@yahoo.com>, Mike Nelson <brownsandniners@aol.com>, Robyn Katz <rkatz@lglawfirm.com>

Mr. Gimenez,

I have looked back and cannot find anything in my records.

James Smith

Circuit Rider, Technical

Assistance Departmental

Texas Rural Water Association

1616 Rio Grande

Austin, TX. 78701

Office (512) 472-8591

Fax (512) 472-5186

Please note my email address has changed to:

James.Smith@trwa.org

www.trwa.org

This message may contain information that is confidential. The information is intended solely for the use of the addressee(s). If you are not an addressee, you disclosure, copying, distribution or use of the contents of this message is prohibited. If this message has been sent to you in error, please notify the sender by return e-mail.

Thank you

[Quoted text hidden]

Joe Gimenez <1129jg@gmail.com>

Fri, May 14, 2021 at 9:14 AM

To: James Smith <james.smith@trwa.org>

Cc: Larry Bell <larry.bell@trwa.org>, George Burris <watermgmt@yahoo.com>, Mike Nelson <brownsandniners@aol.com>, Robyn Katz <rkatz@lglawfirm.com>

James,

Ok, thanks for the look. We thought that was the case but we wanted to be sure. I appreciate your looking into it.

best regards,

Joe

[Quoted text hidden]



joe.gimenez <1129jjg@gmail.com>

Fw: Audit quote

1 message

George Burriss <watermgmt@yahoo.com>

Tue, Nov 19, 2019 at 2:02 PM

To: Joe Gimenez <1129jjg@gmail.com>

Joe,

Tim and I have been talking about a possible audit for several weeks, and here is his estimate for an audit of the 2019 year.

George

----- Forwarded Message -----

From: Tim Norden, CPA <tnorden@nordensalinascpa.com>

To: George Burriss <watermgmt@yahoo.com>

Sent: Tuesday, November 19, 2019, 1:51:54 PM CST

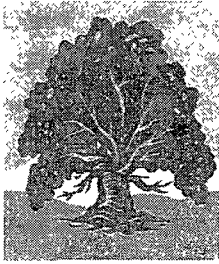
Subject: Audit quote

George,

For the audit, we would do the audit for a not to exceed fee of \$11,000. You can let us know when the Board would like the audit to be completed after you meet with them. If you need additional info before the meeting, just let me know.

Thanks,

Tim



Windermere Oaks Water Supply Corporation

424 Coventry Rd
Spicewood, Texas 78669

2020 - 2021 Board of Directors:

Joe Gimenez, President
Patricia Gerino, Vice-President
Mike Nelson, Secretary/Treasurer
Rich Schaefer, Director
Dorothy Taylor, Director

Windermere Oaks Water Supply Corporation (WOWSC) Board meeting held Tuesday, February 11, 2020 at the Spicewood Community Center, 7901 Co Rd 404, Spicewood TX, 78669

2020 - 2021 Board Members Present: Patricia Gerino, Joe Gimenez, Mike Nelson, Rich Schaefer, Dorothy Taylor

Minutes

The meeting was called to order at 6:01PM by Joe Gimenez.

1. Comments from citizens and members who have signed sign-up sheet to speak (3-minute limit per person).¹
 - a. Joe Gimenez
 - i. Received letter from Patti Flunker on Executive Session agenda item 'Deliberations regarding the potential purchase, exchange, lease, or value of real property'
 1. Joe said there is No contract, no discussions, no marketing effort. nothing going on regarding sale of WOWSC property.
 2. Joe said the agenda item would help two new Board members, Patricia and Rich, to get up to speed on WOWSC's real estate
 3. Patti Flunker, Josie Fuller, and Danny Flunker have asked why WOWSC has not sold property to pay for legal bills
 4. Joe said that no action is planned to be taken on property after Executive session
 - b. Danny Flunker
 - i. On agenda item, Executive Session agenda item 'Deliberations regarding the potential purchase, exchange, lease, or value of real property', did not mention sale of WOWSC property.
 - ii. Handed out hard copy of an email from Gary Young from 2015 citing his assessment of issues with the WOWSC and explained why he would not run for the Board.
 - iii. Danny asked Joe to not turn-off recording equipment and to not touch equipment
 - c. Mikki Bertino
 - i. From Mikki's research of Burnet County records on lots 130 and 131, the records did not show a WOWSC easement on the lots' plats.
 - d. Patti Flunker
 - i. Glad to see an attorney is not present today
 - ii. Requested Board discuss with WOWSC's attorneys the Executive Session agenda item 'Deliberations regarding the potential purchase, exchange, lease, or value of real property.' Patti believes Texas Open Meeting Act Executive Session property discussion is specific to a third party.
2. Approval of Board Meeting minutes
 - a. January 23, 2020
 - b. February 1, 2020

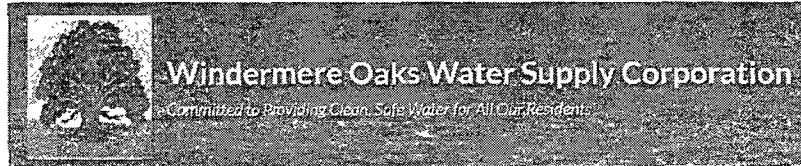
¹ The Board is not allowed to take action on any subject presented that is not on the agenda, nor is the Board required to provide a response; any substantive consideration and action by the Board will be conducted under a specific item on a future agenda at a regular meeting of the Board.

- c. Motion made and carried by all to approve the minutes for WOWSC Board Meetings held January 23, 2020 and February 1, 2020.

3. MANAGER'S REPORT –

- a. GENERATOR INSTALLATION PROGRESS –update on tests, propane tank installation and billings.
 - i. Installing propane tank underground outside the entrance gate. The hole is to be dug Wednesday and the tank installed underground on Thursday.
- b. PRE-TREATMENT FACILITY –Discussion of operator's findings on current clarifier and updates on pricing for new clarifier.
 - i. George's ongoing investigation for pre-treatment equipment is finding more options.
 - ii. A distributor believes he may have equipment that will work for WOWSC. This needs to be investigated and vetted.
 - iii. Recently, many new options are becoming available for water pre-treatment.
- c. TRWA ANALYSIS –Update on communications with TRWA regarding what-if rate scenarios.
 - i. James's initial analysis used WOWSC's Y2019 actual expenses
 - 1. WOWSC's Y2019 legal expense ~\$167,000 (which caused substantial part of rate increase of \$65.73 for 2020).
 - ii. At Board's request, James performed what-if scenarios for rates, keeping all expenses as they were in 2019, but changing the legal expenses to envision what rates might have been, or what might be in the future.
 - 1. At \$0, the impact is a reduction of ~ \$2 to the monthly base rate
 - a. From ~ \$91 to ~\$89
 - 2. At \$30,000, the impact is an increase of \$3 to the monthly base rate
 - a. From ~ \$91 to ~\$94
 - 3. At \$48,000, the impact is an increase of \$6 to the monthly base rate
 - a. From ~ \$91 to ~\$97
 - 4. At \$72,000, impact is an increase of \$10 to the monthly base rate
 - a. From ~ \$91 to ~\$101
 - 5. James did not provide a what if scenario impact for legal expenses of \$250,000
 - a. Rich's estimate is an increase of \$82 to the monthly base rate
 - i. From ~\$91 to ~\$173
- d. AUDIT –Update re communication with CPA regarding audit timing.
 - i. Joe and George have worked with accountant to perform tax-basis audit for approximately \$10,000
 - ii. Audit is being delayed until WOWSC can afford to pay for it
- e. REPLAT OF LOTS 130 & 131 –Documents from title company did not reflect water pipe location down center of replatted lots. Replat approved by WO POA. Owner requesting WOWSC or WO POA to cover the reallocation of the pipeline across nearly 220 feet along outside of new property line. POA Guidelines stipulate this is the owner's responsibility.
 - i. Original plats for Windermere Oaks (WO) proper properties have WOWSC easements
 - ii. Tennis Village was never a part of WO proper. Tennis Village original plats did not include WOWSC easements. It's not clear today where all WOWSC pipes in the Tennis Village are located.
 - iii. No known Tennis Village survey plat shows a WOWSC easement along the lot lines.
 - iv. George believes WOWSC's original covenants and deed restrictions have blanket easement statements that do not necessarily show in plats.
 - v. Request was made by the property owner for WOWSC or WO POA to pay for moving the water pipes.

- vi. ~200 ft of 4" pipe at \$10 to \$15 per ft.: ~\$2,000 to \$3,000
 - vii. WO POA restrictions state that owners are responsible for costs associated with easements when moving property lines (replatting)
 - viii. Joe recommends a WOWSC attorney meet with a WO POA attorney to discuss this with the Title Company and owner.
 - ix. Replat was done in 2017
4. SUBCOMMITTEE APPOINTMENTS –Review, discuss and take any appropriate action regarding assignments to subcommittees, including but not limited to Legal, Budget, Operations, Administrative, and Finances.
- a. Legal sub-committee:
 - i. Members: Joe and Mike
 - b. Budget sub-committee:
 - i. Members: Mike
 - c. Dispersal field at airport: grass runway
 - i. Members: Patricia asked Rich to join
 - d. Pre-treatment facility upgrade:
 - e. Finances: Loan, line of credit at bank
 - i. Members: Joe, Joe asked Patricia to join
 - f. Administrative: resolutions, By-Laws, Tariffs
 - i. Members: Dorothy
 - g. Committees are limited to two Board members per committee
 - h. Tabled further discussion for today
 - i. Formalize sub-committee assignments at future WOWSC Board Meetings
5. TREASURER'S REPORT
- a. Review of January financial statements if available.
 - i. WOWSC has not yet received our January financial report. It's a very busy time of the year for our bookkeepers (accountants).
 - b. Review legal budget billing worksheet and summarize payment plan proposals. Take action as necessary
 - i. Mike's cash flow analysis found ~\$10,000 more in monthly revenue than monthly cost of goods sold and standard monthly expenses
 - 1. Mike to send Patricia, Dorothy, Rich the cash flow analysis for legal payments
 - ii. WOWSC has not yet received a check from LCRA for the water reduction projects
 - iii. Need to pay down legal invoices
 - 1. December 2019 legal invoices: \$62.1K
 - 2. January 2020 legal invoices: \$59.6K
6. TARIFF REVISION – Review, discuss and take any appropriate action including voting regarding updating of the Tariff to include the new rates approved at the February 1, 2020 Annual Board meeting.
- a. Joe read resolution regarding 'NOTICE OF RATE/TARIFF CHANGES EFFECTIVE MARCH 23, 2020
 - b. Motion made and carried by all approving an amendment to the resolution to include a rate review no later than September 2020.
 - c. Motion made and carried by all to approve the amended resolution



DATE: February 11, 2020

TO: ALL WINDERMERE OAKS WSC MEMBERS & CUSTOMERS

RE: NOTICE OF RATE/TARIFF CHANGES EFFECTIVE MARCH 23, 2020

At its February 1, 2020 Annual Board meeting, the Board of Directors of WOWSC voted unanimously to increase water and wastewater utility rates and revise our Tariff accordingly. The new rates will be in effect beginning for utility service between March 23 through the April 2020 reading, and will be reflected on bills you receive in late April/early May. The rate changes are detailed below.

The amount of the rate increase was determined through an analysis of the Corporation's 2019 operating expenses by the Texas Rural Water Association. The rate analysis considered all the operating expenses we incurred, including \$169,000 in legal fees. This historically high amount reflected legal defense costs incurred due in large part to two lawsuits brought against WOWSC by TOMA Integrity, Inc. and by Rene Ffrench, John Richard Dial, and Stuart Bruce Sorgen. The Board also committed to revisiting these rates again in September. If the legal battles continue, or if other operational expenses arise, the Board may need to increase rates again. The Board also committed to reducing rates once the suits against it are dropped, settled, or decided in its favor.

The following sections of the Tariff, modified:

Section G. Rates and Service Fees

7. Monthly Charges

a. ---Base Rate / Service Availability Charge

(1) Water Service

The minimum water Service Availability Charge
(5/8" x 3/4" & 3/4" meter) shall be \$90.39

(2) Sewer Service

The minimum sewer Service Availability Charge
(5/8" x 3/4" & 3/4" meter) shall be \$66.41

OLD RATES:

Section G. Rates and Service Fees

7. Monthly Charges

a. ---Base Rate / Service Availability Charge

(1) Water Service

The minimum water Service Availability Charge
(5/8" x 3/4" & 3/4" meter) shall be \$50.95

(2) Sewer Service

The minimum sewer Service Availability Charge
(5/8" x 3/4" & 3/4" meter) shall be \$40.12

The above new rates become effective MARCH 23, 2020

The Windermere Oaks Water Supply Corporation achieved perfect results for water quality in 2019 from the Texas Commission on Environmental Quality. The legal expenses we are incurring to defend our corporation far exceed the expenses necessary to continue to provide clean drinking water and to effectively treat our effluent. It is our hope that once the legal expenses subside, we can lower these rates to a level reflective of those costs *without* ongoing litigation. If you have any questions, please email WindermereWater@gmail.com or call (830) 613-8137 and someone will get back to you. A copy of the revised tariff will be filed with the Water Utilities Division, Public Utility Commission of Texas, PO Box 13326, Austin, Texas 78711-3326.

From the Board of Directors of Windermere Oaks Water Supply Corporation.

Windermere Oaks Water Supply Corporation
424 Coventry Rd. Spicewood, Texas 78669
Billing Questions: (830) 598-7511 Ext 1
Water or Sewer Emergency: Phone (830) 598-7511 Ext 2

1

7. MEMBER COMMUNICATIONS -- Review, discuss and take any appropriate action on necessary member communications to give members 30-day notice of rate change before the March 23 meter reading and offer information on legal matters.
 - a. Notify members 30 days or more in advance of a rate increase
 - b. Expect to read meters March 23rd.
 - c. Plan to communicate rate increase to WOWSC Members before February 22nd
 - d. Motion made and carried by all to mail WOWSC Members the rate increase notification this week
8. Executive Session under Texas Government Code § 551.071(1) and (2) and § 551.072 regarding:
 - a. Jay Grissom Letter to WOWSC advising of intent to take issues to small claims court.
 - b. Ffrench, et al., Intervenor-plaintiffs and Double F Hangar Operations, LLC, et al. v. Friendship Homes & Hangars, LLC, Windermere Oaks WSC, et al., Cause No. 48292, 33rd Jud. Dist., Burnet County Dist. Ct.
 - c. Deliberations regarding the potential purchase, exchange, lease, or value of real property
 - i. Entered Executive Session: 7:02PM
 - ii. Exited Executive Session: 7:50PM
 - iii. Board meeting resumed: 7:55PM
9. Consideration and possible action on items discussed in Executive Session.
 - a. Initial claim made for \$12,000 by Jay Grissom for replacement of two industrial grinder pumps allegedly due to WOWSC sewer valve failures that affected Grissom and his neighbor's grinder pumps' ability to send wastewater to the system. Grissom's house is his second home and he was not able to take action to remedy. His neighbor who lives full time in neighborhood was able to shut off overflowing grinder pump. George had originally communicated to Grissom that a single pump would be sufficient and that a replacement should be ~\$1300. Grissom shared replacement bills of ~\$5,000. Board avoided small claims court through negotiation with Grissom and settled on a \$1500 no fault settlement payment. (During this part of meeting, member Josephine "Josie" Fuller moved her chair to within a few feet of the Board table, claiming that she wanted to hear better, but also said something to the effect that she wanted Board members "to look her in the eyes" when discussing this matter and some Board members felt threatened by this action. She made various outbursts disrupting subsequent parts of the meeting.)
 - i. Motion made and carried by Patricia, Mike, Rich, and Dorothy to approve the \$1500 no fault settlement with Grissom, authorize legal council to affectuate the no fault settlement, and for treasurer to make payment.
 1. Joe abstained from voting on the motion
 - b. Members have requested frequent communication on WOWSC issues
 - i. Motion made and carried by all for legal subcommittee, Joe and Mike, to work with attorneys on Member communication regarding the defense of lawsuits and the impact on rates and operation
10. New business and discussion and possible action on agenda for next meeting.
 - a. Financials
 - b. Meeting minutes review and approval
 - c. Manager's report
 - i. Replat issue for lots 130 & 131
 - ii. Generator installation
 - d. Executive session
 - e. Legal fees payment schedule
 - f. Credentials committee
 - g. Sub-committees discussion
11. Set date, time, and place for next meeting.
 - a. Tuesday, March 17th, at 6:00PM or Thursday, March 19th, at 6:00PM at the Spicewood Community Center
12. Motion made and carried by all to adjourn at 8:07PM



Submitted by: Mike Nelson












































































APPROVED BY WOWSC Board on May 19, 2020

Billing Questions: (830) 598-7511 Ext 1
Water or Sewer Emergency: Phone (830) 598-7511 Ext 2

Windermere Oaks Water Supply Corporation

Public Information Officer Report – June 16, 2020

3 issues in this report: Total PIA requests; release of privileged information; member communications.

<p>2019</p> <ul style="list-style-type: none">  1- Rene French March 19  2- Danny Flunker PIA March 21  3 - Dick Dial March 21  4-Dick Dial April 2  5 - Dick Dial April 4  6 -Rene French April 4  7 - Danny Flunker April 4  8 - Danny Flunker April 11  9 - Bruce Sorgen May 12  10 - Danny Flunker May 17  11 - Danny Flunker May 28  12 - Danny Flunker June 5  13 - Danny Flunker June 10  14 - Danny Flunker June 14  15 - Danny Flunker June 20  16 - Danny Flunker June 21  17 - Danny Flunker June 24  18 - Danny Flunker June 26  19 - Danny Flunker July 8  20 - Danny Flunker July 15  21 -Patti Flunker July 16  22 -Anita Dismuke July 18 	<ul style="list-style-type: none">  23 -Rene Ffrench July 19  24 -Patti Flunker July 22  25 - Danny Flunker July 24  26 - Danny Flunker July 24 - 2nd  27 - Danny Flunker July 25  28 - Danny Flunker Aug 1  29 -Patti Flunker Aug 2  30 - Danny Flunker Aug 5  31 -- Mark McDonald Aug 23  32 -- Mark McDonald Aug 23 - 2nd request  33 - Danny Flunker Aug 26  34 - Bruce Sorgen Aug 28  35 - Danny Flunker Sept. 2  36 - Danny Flunker Sept. 26  37 - Danny Flunker Sept. 26  38 - Rob Van Eman 10-9  39 - Bruce Sorgen 10-11  40 - Danny Flunker 10-14  41 - Danny Flunker 10-28  42 - Josie Fuller 10-21  43 - Patti Flunker 10-21  44 - Bruce Sorgen 11-11  45 - Dana Martin 12-2  46 - Dana Martin 12-6
<p>2020</p> <ul style="list-style-type: none">  1 - Danny Flunker - 2-6-20  2 - Jessica Rojas 2-7-20  3 - Danny Flunker - 2-7-20  4 - Patti Flunker - 2-18-20  5 - Robert Wells - 3-6-20  6 - Danny Flunker - 4-15-20  7 - Danny Flunker - 4-21-20  8 - Danny Flunker - 4-21-20 #2  9 - Danny Flunker - 4-24-20  10 - Josie Fuller 4-27-20  11 - Danny Flunker - 5-4-20  12 - WT Womble 5-7-20  13 - Danny Flunker 5-21-20 	<ul style="list-style-type: none">  14 - Patti Flunker 5-21-20  15 - Patti Flunker 6-5-20  16 - Danny Flunker 6-9-20  17 - Patti Flunker 6-9-20  18 - Danny Flunker 6-11-20  19 - Danny Flunker 6-17-20  20 - Michele Christenson 6-19-20  21 - Patti Flunker 6-29-20  22 - Michele Christenson 7-6-20  23 - Patti Flunker 7-14-20  24 - Danny Flunker 8-18-20  25 - Danny Flunker 8-26-20  26 - Danny Flunker 8-28-20  27 - Danny Flunker 8-1-20  27 - Danny Flunker 8-6-20  28 - Danny Flunker 8-17-20



February 12, 2021

Dear Windermere Oaks Water Customers,

The Board has posted on the company's YouTube site several audio recordings of meetings the 2015-16 Board had in Executive Sessions. These closed-to-the-public discussions are allowed by state laws about certain topics, like real estate sales.

The company provided the recordings to plaintiffs Richard Dial, Rene Ffrench and Bruce Sorgen at their lawyer's petition and by order of the presiding judge in the Dial, Ffrench, Sorgen case against the water company and eight past and current directors. That is the only lawfully prescribed process for a company to release recordings of closed Executive Sessions. As such, the tapes are now part of public record and available to you.

Spoiler alert: the tapes are not the stuff of Hollywood intrigue, nor mafia-style racketeering. If you choose to listen to them, it is quickly apparent that they are deliberative conversations of six neighborhood volunteers who were attempting best efforts at selling water company land to reduce debt incurred to build a new wastewater treatment plant for the community. The tapes reflect their efforts at due diligence, asking experts on land values for advice on pricing available at the time. They offer insight into various marketing activities – activities which were widely known enough to have been discussed at the May 2, 2015 annual meeting of the Spicewood Pilots Association, seven months before the Board's December 19, 2015 sale of the land. There's much more, most of which can be summed as showing a spirit of "Let's make things work" for our neighborhood.

The voices you will hear are the former volunteer directors who are now being sued for \$1 million in damages and penalties to be paid from their personal finances. They are Bob Mebane, Pat Mulligan, Mike Madden, Bill Earnest, Dorothy Taylor and Dana Martin. Most of the directors are retirees. The lawsuit also seeks damages and penalties from current volunteer Board directors Joe Gimenez and Mike Nelson. Gimenez and Nelson were not on the Board in 2015 or 2016, but are included as defendants, with Taylor, for voting, at the October 26, 2019 open meeting to amend, with significant community input, a superseding 2016 land sale contract.

Once you listen, the Board encourages you to contrast the ordinary Board discussions that actually took place with the various extreme allegations that the plaintiffs and others in their small group have made in the last four years, embroiling the company in one legal entanglement after the other, causing the company to raise monthly water rates to pay for the legal counsel needed to manage these entanglements. While the Board is doing everything it can to recoup some of these fees from an insurance company, all legal fees the company incurs to defend itself and its volunteer directors are paid directly by all members, including the Board members. Large portions of our legal counsel's work does

not qualify for coverage, but not because of the wrongdoing which the plaintiffs' allies allege in the neighborhood.

The Board also recently voted to release legal invoices reflecting the costs it has incurred to operate a legal defense and run the company in the last three years. The entire, unredacted invoices were demanded of the water corporation by various parties. The company offered the invoices, with redactions of information it deemed as privileged client-attorney communication. The Board wanted to protect its strategies in the cases filed against the company and its directors since 2017. Our offer of redacted invoices was rejected, causing further legal entanglements. Since the second case has moved in different directions, the legal strategies may not be as relevant or worth the cost of protection. In the interest of incurring no further costs to protect them, the Board has decided not just to release them to the requesting parties, but to release them to the entire public. As such, the invoices have been posted on the company website in their entirety. Links provided below.

It is our hope that release of these tapes and invoices provide you with even more transparency as to the operations of the company.

Sincerely,

Board of Directors



Joe Gimenez Patricia Gerino Mike Nelson Dorothy Taylor Rich Schaefer

Links to the WOWSC recording of Board meetings.

3.7.2015 <https://youtu.be/t5BrxGMM0Tw>

10.1.2015 <https://youtu.be/-8Xah0M1l20>

10.31.2015 <https://youtu.be/n-SPR-KgNc>

12.7.2015 <https://youtu.be/39yPWI-PDi0>

12.19.2015 <https://youtu.be/r5xVmzpyp2A>

2.22.2016 <https://youtu.be/yAWI9D8vQYU>

Invoices Suit 1 <https://bit.ly/3iD9M9F>

Invoices Suit 2 <https://bit.ly/3aMMbPX>