Minutes of the

Oak Forest Water Supply Corporation

Board Meeting

Tuesday May 3, 2023

7:00 PM

AGENDA

Meeting was opened at 7:00 pm with Tony Blazi, Jonanna M. Terence Williams, Charles Rhea, Dennis Nihiser, Alan M. Dennis Carroll attending. Visiting HOA Members: Clair Dyer VP, Michael Pinson, John Garza President,

1. Opening Discussion
   1. Presidents Welcome
   2. Discussed Board communications methods with residents. Use of HOA Email List. John Garza to give Tony email list of resident emails.
   3. Discussed need to inform residents of the OFWSC Website so that residents can be informed of Board business and event / meeting dates.
2. Jonanna gives treasurer report. $80,000 (approx.) in bank account. $20,000 (approx.) owed to Advanced Well for Well 1 pump replacement.
3. Terence gave an update on the Well 1 repair. Advanced well replacing with new: pump, motor, wire, cable, pipe couplings, and well head. Repairs are progressing as planned.
4. Terence gave an update on the Mercer project status. Materials have been ordered. Mercer is preparing the control panel for wiring and waiting on procured materials to arrive.
5. Tony gave update on the $60,000 LOAN from non-commercial source. Said that terms were agreeable and parties were converging on contract language and terms.
6. Board discussed other commercial sources of funding and expected terms, costs, and considerations for the LOAN. Board concludes that the non-commercial source is a much better source of funding and should be pursued as a first choice.
7. Board voted and approved: (Jonanna Proposed, Charles seconded) the loan amount and terms should be: $60,000, for 2 years, 10% simple interest, payments starting January 1, 2024.
8. Board discussed methods of public notification of future water board meetings. Methods include: Sign at well, OFWSC website, and the email list. No decisions were made other than Water Board should continue to improve notification methods and consider new methods. Currently, meetings are announced via sign at the well.
9. Alan M. discussed significant improvements to the OFWSC website. The old website was crude and poorly maintained. Alan positioned meeting minutes, reports, rates, project information, news, and alerts onto the new OFWSC website. Board decided to keep financial reports off of the website but available to the public upon request. The Board gave many thanks to Alan for the huge effort and excellent result as the website was in great need of improvement.

VI. Public Comment—John Garza asked the Water Board to advise the HOA of future meetings so that the HOA could attend if desired.

1. Close Meeting—Adjourned at 8:30PM via voting. All voted to adjourn.

Next Meeting: June 6, 2023