

**WHITEOAK SHORES SEWER SERVICE CORPORATION**  
**ANNUAL MINUTES OF MEETING**  
**March 15, 2014**

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Date: 03/15/2014

Place of Meeting: WOS Park Pavilion

Meeting Time: 1:05 PM

In Attendance: Lois Compton, President, Nick Garner, Vice President, Wanda Hammons Sec./Treasurer, Ed Homan, Thomas Belcher, Billy Eason and Jerry Kennedy

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1. Annual Meeting called to order by President Lois Compton. President Compton stated she would like to make sure members have mailed in their ballots and/or signed in to vote at the meeting. President Compton announced with the amount of ballots mailed in and signed in, a quorum was present.
2. President Compton asked the Members that mailed in their ballots and those attending the meeting if they filled out and returned their information sheet. She stated the office needs current updated information. The office got a new computer and some of the information was lost in the transfer from the old computer to the new.
3. As Tammy Loftis was handing out the 2013 Annual Meeting Minutes for membership approval, President Compton thanked the small group of members present. She also will personally thank those that didn't attend the meeting.
4. Members were asked to read the 2013 Annual Meeting Minutes for approval.  
A Motion was made by Nick Garner and seconded by Paulette Price to approve the 2013 Annual Meeting minutes as written.  
Motion carried with all members present approving.
5. Treasurer's report by Wanda Hammons. Wanda stated, as Members had been asking for a budget comparison, they were given a copy of the WOSSSC Profit and Loss report "Budget vs Actual" for years 2013/2014. Wanda explained the 2013 budget. The column highlighted in green was the projected budget and the first column was actual income and expenses. The column highlighted in pink is the projected budget for 2014.

Questions by Members:

- Member Gladys Buchanan asked if the loan payment was being made as scheduled. Lois Compton explained we are on target. Wanda also explained the loan had been refinanced and the loan payment was lower but the board approved to continue paying the amount being paid on the original loan. The difference between the original loan payment and the refinanced loan is around \$400.00 dollars. Dee Sprinkle asked if it was being applied to the principal. Wanda responded yes.

Paulette Price asked how many years is left on the loan. This loan will be paid off in December 2017. Lois Compton replied if we manage to keep the income as it is today, everyone paying what they owe we may be able to pay off sooner. Another member responded the possibility of having to purchase or enlarge the current plant. Lois responded the board has worked diligently to put money aside for any improvements or repairs. Wanda explained the calculations of the income and expenses in the budget by the Board was within 97% of actual income and expenses. Wanda also explained the board cannot calculate income into the budget from late fee, reconnect fees, interest and etc. This is considered extra income. However, with the budget so close it was a good thing there was extra income.

- Dee Sprinkle asked for an explanation of the Sinking Fund. Wanda explained the Reserve, Sinking Fund and Rainey Day Saving accounts. The Reserve Account is required in the loan agreement. The Bank (CRG) requires 10% of the amount of the loan payment to be deposited into an account each month until it reaches around \$24,000.00. The purpose is, in the event the Sewer Corp. doesn't have enough money in the General Checking account to pay the loan payment. After the loan is paid off the balance in the Reserve Account can be used by the Corporation. The Sinking Fund account was approved by the board to save money in the event there was an emergency repair needed. The Board approved money to be moved monthly from the General Checking Account into a "Rainey Day" saving account starting January 2014. The account will be non-restrictive and evaluated yearly at the time of budget preparation. It is more like a maintenance account. Also any money moved into the Sinking Fund and Rainey Day Saving accounts in only after all expenses are met.
- It was noted "Contract" under Contract Labor Expense was misspelled.
- Lois explained Wanda with the help of Tom Belcher, Ed Homan, Nick Garner and Lois Compton worked diligently going over the income and expenses for preparing the budget. This year they put a lot of effort by pulling up lots of data as we don't take it lightly. She stated we are very cautious because it's money the members pay into the Sewer Corporation. Also, we understand that we want to make sure we are not being unfair. But we also understand as a Corporation our responsibility is to see the plant runs efficiently and is maintained because without it none of us would be in the park. Lois also explained we are very very cautious of what we do. Wanda explained the ability to put at least \$650.00 into savings account would possibly help if and when expansion will be needed. Billy Eason confirmed and explained it would be needed sooner or later.
- Wanda explained how we estimate income for the budget. It is estimated by yearly usage of each member. She explained the difficulty because of members changing their water usage. Gladys Buchanan questioned the basis of calculating income on 150 members in the first budget. Wanda explained the sewer corporation now only has 122 members. Gladys asked why does the board think the park would need another plant? Wanda explained the plant was designed for RVs used by members on the weekend. With the increase of members living in the park, decrease in sewer members and adding regular bathrooms, laundry rooms and upgraded kitchens, more water usage was going through the plant. We are all for growth but it comes with a cost.

Lois Compton asked for any other questions.

- Paulette Price asked why there were late fees because if you don't pay your water you get your water disconnected. Wanda explained the water bill and sewer bill is due on the 15<sup>th</sup> of the month and if the member doesn't pay on that day then they are charged a \$7.50 late fee

on the next bill. Lois explained Lake Fork Water will also charge a late fee which has gone up to \$10.00 from \$7.50.

6. Tom Belcher reported only one member requested to speak.

- Dee Sprinkle explained to the board of a low place or hole over the main sewer line and when it rained, water would collect in the hole. She requested the Board look at this and suggestions for correcting.

Lois Compton took this time to thank the Board for their service and to thank Tammy Loftis Office Assistant for all her work and extra time she spends in assisting the Sewer Corporation and Board of Directors.

7. Lois Compton explained there were three board members completing their three year term. They are Wanda Hammons, Billy Eason and Jerry Kennedy. Jerry was completed the three year term vacated by Lonnie Baker. Board of Director Candidates are; Gladys Buchanan, Wanda Hammons, Benny Jackson and Jerry Kennedy.

8. Voting Results

- Gladys Buchanan 25 votes
- Wanda Hammons 39 votes
- Benny Jackson 53 votes
- Jerry Kennedy 56 votes

Lois announced there would be a Board meeting following the Annual meeting and all member are welcome to stay for election of officers.

Lois asked if there were any other questions. Gunner Grimsley ask about smoking of the sewer pipes and would like to thank the board and others for participation in the project. Paulette Price asked about closing the RV lines during smoking of the lines. Board members explained when the members are notified of the lines being smoked they will need to close all sewer lines to prevent smoke from entering RVs, laundry room, bath rooms etc.. Closing sewer lines will prevent smoke from doing any damage.

9. Motion was made by Linda Naylor and seconded by Donna Gilmore to adjourn the meeting. Motion carried with all members present approving.

Respectfully submitted,  
Wanda Hammons  
WOSSSC Secretary