

January 9, 2026

Thompson Heights Development Company – Board Meeting

Agenda:

- **Approve – December 5, and 11th 2025 meeting minutes**

- **Thompson Heights Water Supply Corporation**
 - Articles of Incorporation – **State of Texas filing accepted**
 - Bylaws – **Completed**
 - IRS form 1023 – 501(c) (3) – **Completed and submitted**
 - Formal Rate Study – **Board Review – Goal to finalize 2026 proposed rates**
 - TCEQ Sale Transfer –Form 10218 – **In Progress**

- **Financials – Laurie**
 - Unaudited Ending 2025
 - **Net Income Loss of \$ 18,487**
 - **Unpaid Debt Owed of \$ 49,554**
 - City of Denison - \$ 30,397, JMRE - \$ 12,190, Andy McJohnston- \$ 6,867
 - Cash Summary
 - Discussion on paying City of Denison – going forward
 - Water Loss – Update December
 - Confirms we still have Old Meter issues

- **Pleasure Bay Resort – Old Meter Replacement**
 - Single meter – how many houses?
 - The property is taxed as one tract of land of 3.00 acres owned by Pleasure Bay, Inc.
 - The improvements are listed as 9 commercial residences built in 1972.
 - The owner of the property is Pleasure Bay Inc. and the contact person is Christopher Groves who is an attorney with Egan Nelson law firm in Dallas.
 - Pleasure Bay, Inc. borrowed \$249,000 in 2017. I suspect that this was a loan for the construction of the 10 slip Boat House that was constructed around that time. The Deed of Trust was signed by Lloyd Benton Denman, as President of Pleasure Bay Inc.

- **Meter Warranty**
 - Ship Ten Warranty back –
 - We have 14 5/8” Meters in Stock

- **Two Open Board Seats – Candidates so far**
 - Leanne Ladd
 - Damian Smith

- **Old Business – Action Status**
 - Old Meter Replacements – Reactive need replacements
 - Fire Hydrant Repairs – Lane Minchew says TECQ does not require a pass-through to provide
 - New Initiative to Complete Infrastructure Map – Lane Minchew is working on a quote