

MINUTES OF SPECIAL MEETING  
OF  
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

STATE OF TEXAS           §  
                                          §  
COUNTY OF HAYS       §

The special meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District, open to the public, was held on January 15, 2013, at 2001 North Lamar, Austin, Texas 78705, pursuant to notice duly given in accordance with law.

1.     CALL TO ORDER

The meeting was called to order.

2.     ROLL CALL OF DIRECTORS

A roll call of the Directors was taken. The Directors present were Todd Janssen, Vince Terracina, David Bosco, Bubba Sykes and Nathan Neese, thus constituting a quorum. All Directors were present.

Also present at the meeting were Michael Slack, Mike Willatt, Jeniffer Concienne, George Murfee, Mary Bott, Kristi Hester, Scott Manuel and Frank Krasovec.

3.     CITIZEN COMMENTS

There were no citizen comments.

4.     MINUTES OF PRIOR MEETING

The minutes of the prior meeting were included in the agenda package for consideration. President Todd Janssen entertained a motion to approve the minutes. Motion was made by Bubba Sykes and seconded by David Bosco to approve the minutes of the December 18, 2012 meeting as presented. The motion carried unanimously.

5.     DEVELOPER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICES WITHIN THE DISTRICT, SALES OF LOTS TO BUILDERS, HOMEBUILDING WITHIN THE DISTRICT, STATUS OF DEVELOPMENT LOANS AND ACTIONS OF THIRD PARTIES OPPOSING OR SUPPORTING DEVELOPMENT WITHIN THE DISTRICT

Michael Slack reported that the wastewater treatment plant was essentially done. The off-site water line has been installed. Out of the eight spec homes, four have been sold. Mr. Slack said that

by February all the walk-thrus can be conducted and things should be wrapped up. Sales are looking good.

6. ENGINEER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICES WITHIN THE DISTRICT, SALES OF LOTS TO BUILDERS, HOMEBUILDING WITHIN THE DISTRICT AND PAST, PRESENT AND FUTURE BOND ISSUES

Engineer George Murfee said the overall project is in good shape. Per the agreement with the Public Utility Agency conveyance documents will need to be drawn up and Mr. Murfee will review that matter. Mr. Murfee passed around photos of the District.

7. DISTRICT'S TARIFF AND RULES

Attorney Mike Willatt reported that the District needs to adopt a tariff so that it can be distributed to the builder within the District. The consultants recently met to come up with a tariff for the District. After the tariff is approved and adopted, the rules for the District will need to be adopted as well, which is still a work in progress. Mr. Willatt advised that the solid waste and recycling reference in the heading and possibly throughout the document will need to be removed. There was also discussion of the Service Application and Agreement from ST. There needs to be some elaboration on the grinder pump language. After discussion, motion was made by President Todd Janssen and seconded by Nathan Neese to adopt the Order Establishing Water and Wastewater Service Rates, Charges and Tap Fees and Adopting General Policies with Respect to the District's Water, Wastewater and Drainage Systems as amended. The motion carried unanimously.

8. BOOKKEEPER'S REPORT ON THE FINANCIAL AFFAIRS OF THE DISTRICT, INCLUDING AUTHORIZATION OF PAYMENTS OF BILLS

Mary Bott discussed the financials and the updated cash activity report. Ms. Bott indicated that the District has a negative variance on the budget. Bubba Sykes asked if the higher than expected legal fees were due to the election contest. Mr. Willatt indicated it was and that was something of course that could not have been anticipated. Ms. Bott recommended amending the budget in the near future due to the future service revenue. After discussion, President Todd Janssen entertained a motion for approval. Motion was made by Nathan Neese and seconded by David Boscoe to approve payment of invoices and fund transfers as presented. The motion carried unanimously.

9. ANY OTHER MATTER RELATING TO THE NOVEMBER 6, 2012 ELECTION, INCLUDING CANVASS OF THE RETURNS

Attorney Mike Willatt reported that the election contest was over. The visiting Judge for Hays County signed all of the necessary paperwork and we received certified copies of those documents to provide to the Attorney General when the time comes. This item can be taken off the agenda.

10. APPROVAL OF CONSTRUCTION PLANS AND PAY ESTIMATES, CHANGE ORDERS AND ACCEPTANCES OF COMPLETION WITH RESPECT TO CONSTRUCTION CONTRACTS

Michael Slack recommended approval of the three (3) pay estimates as included in the agenda package. After discussion, motion was made by Vince Terracina and seconded by David Boscoe to approve the following pay estimates as presented:

- Pay Estimate No. 7 in the amount of \$132,279.82 in connection with the FM 1826 16" Water Line Improvements submitted by Nelson Lewis, Inc.; and
- Pay Estimate No. 7 in the amount of \$40,644.00 in connection with the RR Phase 1A Water, Wastewater and Drainage Improvements submitted by Nelson Lewis, Inc.; and
- Pay Estimate No. 7 in the amount of \$135,307.94 in connection with the RR Phase 1A - Wastewater Treatment Plant submitted by Waste Water Solutions.

The motion carried unanimously.

11. ADVERTISEMENT FOR BIDS AND APPROVAL, AWARD, RECOMMENDATION AND ADMINISTRATION OF CONSTRUCTION CONTRACTS


This item was not discussed.

12. AMENDMENT TO WATER LINE EASEMENT AND RIGHT-OF-WAY


Attorney Mike Willatt discussed the amendment to the easement and right-of-way that was previously addressed back in September. The amendment is needed so that the easement can divert over and miss a tree that is located in its path. After discussion, motion was made by President Todd Janssen and seconded by Bubba Sykes to approve and accept the Amendment to Correction Water Line Easement and Right-of Way as presented and authorize the President to execute the Amendment. The motion carried unanimously. Michael Slack indicated that he would have the document recorded with the Hays County Clerk.

13. ADJOURN

President Todd Janssen adjourned the meeting.

  
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Todd Janssen, President  
Reunion Ranch WCID

ATTEST:

  
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David J. Bosco, Secretary  
Reunion Ranch WCID

