

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

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS         §

A meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District, open to the public, was held at 3:00 p.m. on February 17, 2026 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738.

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:

Dennis Daniel – President  
John Genter – Vice President  
Mark Olson - Assistant Secretary (Via Zoom)  
Eric Hart – Assistant Secretary

thus, constituting a quorum. Secretary Gary Grass was absent.

Also present at the meeting were Hunter Hudson and Jeniffer Concienne with Willatt & Flickinger, PLLC, Lonnie Wright with MOC and John Blake, Bryce Canady and Nishan Thapa with Consor.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC, Assistant Secretary Mark Olson, Allen Douthitt with Bott & Douthitt, PLLC, Beth Wright and Claudia Garza with MOC, and residents Pattie Webster and Melinda McKenna.

3.     PUBLIC COMMENTS

There were no public comments.

4.     MINUTES OF PRIOR MEETINGS

President Dennis Daniel provided comments on the draft minutes.

After discussion, President Dennis Daniel entertained the following motion:

**Motion: Approve the Board meeting minutes of January 20, 2026 as revised.**

**Motion by: Vice President John Genter**

**Second by: President Dennis Daniel**

**The motion carried unanimously.**

5. UPDATES REGARDING REUNION RANCH HOA MATTERS

There were no HOA updates.

6. FINANCIAL REPORTS AND REQUEST FOR AUTHORIZATION FOR PAYMENTS OF BILLS; INCLUDING QUARTERLY INVESTMENT REPORTS

Bookkeeper Allen Douthitt reported on the District's financials. Revenues are trending well, however water sales were down. Mr. Douthitt reported on the maintenance costs. President Dennis Daniel noted an uptick on sewer repairs and maintenance items. Manager Lonnie Wright stated that the District will see that a credit of \$7,600 was processed from MOC.

After discussion, President Dennis Daniel entertained the following motion:

**Motion: Approve the District's financials and authorize payment of vendor invoices, per diems, the TCEQ regulatory assessment fee and bond payments and authorize the fund transfers as discussed, except for the payment to the LCRA.**

**Motion by: President Dennis Daniel**

**Second by: Assistant Secretary Eric Hart**

**The motion carried unanimously.**

Vice President John Genter entertained the following motion:

**Motion: Ratify and confirm payment to the LCRA as previously approved by Secretary Gary Grass.**

**Motion by: Vice President John Genter**

**Second by: Assistant Secretary Eric Hart**

**President Dennis Daniel abstained. The motion carried.**

President Dennis Daniel entertained the following motion:

**Motion: Approve the Quarterly Investment Report as presented.**

**Motion by: President Dennis Daniel**  
**Second by: Assistant Secretary Eric Hart**  
**The motion carried unanimously.**

7. ITEMS FROM THE BOARD

- a. Requests for common area modifications
- b. Erosion Trail
- c. Creation of 210 Reconciliation Report for LCRA Cost-Share Funding Program Agreement
- d. Variances to Drought Contingency Plan requirements
- e. Directors Election
  - i. Any and all other actions that are necessary or appropriate related to the Directors Election
- f. Capital Planning; Board direction
- g. Committee Reports
  - i. Communications
  - ii. Operations
  - iii. Land Use & Water Quality
  - iv. Finance, Budget & Audit
  - v. Water Conservation & Drought Management
  - vi. Contractors' Review

This was no report on Item 7a.

Assistant Secretary Mark Olson reported that Secretary Gary Grass met with Consor and Dig Dug for a site visit at the erosion trail. The proposal to remediate the trail is \$3,625.00. The committee is working on a letter to the HOA in connection with the erosion trail. Engineer John Blake recommends the scope of work by SI Environmental. SI Environmental bought Dig Dug. President Dennis Daniel asked MOC about the status of fencing around the erosion trail. There was discussion of the type of fencing that should be used and the placement of the fencing. President Dennis Daniel stated that maybe using wrought iron fencing will match the subdivision better. A gate will also need to be installed. Mesh fencing can be used at the bottom of the trail. After discussion, President Dennis Daniel will consult the HOA on the fencing and will meet with HOA President Paul Douglas on this matter. At this time, the letter to the HOA should be held for a couple of weeks pending a conversation with HOA President Paul Douglas. MOC will obtain a bid from a contractor for the wrought iron fencing and bring it to the March board meeting. President Dennis Daniel would like to proceed with the SI Environmental proposal for the remediation of the erosion trail and have them begin work around the beginning of March.

After discussion, President Dennis Daniel entertained the following motions:

**Motion: Approval of the SI Environmental proposal for remediation of the erosion trail as presented.**

**Motion by: Assistant Secretary Mark Olson**  
**Second by: Vice President John Genter**  
**The motion carried unanimously.**

**Motion: Authorize sending a letter to the HOA in two weeks regarding the remediation of the erosion trail and delegate finalization of the letter to the Land Use and Water Quality committee.**

**Motion by: President Dennis Daniel**  
**Second by: Assistant Secretary Eric Hart**  
**The motion carried unanimously.**

Vice President John Genter discussed Item 7c, the 210 Reconciliation Report to the LCRA. Consor is working on this report and will have it ready for the March board meeting. Once it has been prepared, it will be sent to Vice President John Genter and the District's attorney for compliance and review.

President Dennis Daniel had nothing to report on regarding Item 7d.

Attorney Bill Flickinger reported on 7e, the upcoming Directors' election. The District will have a contested election on May 2, 2026. There are six candidates for three positions. If anyone wishes to withdraw from the election, they must do so by February 20<sup>th</sup>. On February 24<sup>th</sup>, there will be a drawing for place on ballot. There was discussion about campaign finance reports and signage. The District will proceed with the election as prescribed and the three candidates with the highest votes win the election.

President Dennis Daniel stated that Item 7f, Capital Planning would be deferred until March. Consor and MOC will continue to work on this project and be ready for consideration at the April board meeting.

At this time, the committees discussed their respective reports.

Assistant Secretary Mark Olson discussed the current communications within the District. Assistant Secretary Mark Olson also discussed the budget for communications and noted that the District is over budget and asked if the Board wishes to continue at this level or scale it back. Manager Lonnie Wright stated that MOC can send email blasts out to the residents, which would save on costs. President Dennis Daniel asked that MOC work with the communications committee on this matter and bring back a recommendation on email blasts. President Dennis Daniel stated that he is not concerned with the costs and wants to keep up the current level of communications. Assistant Secretary Eric Hart inquired about the current click throughs on the email blasts. Assistant Secretary Mark Olson will check with Sommers Marketing for those details. Resident Pattie Webster stated that she enjoys getting the District's emails and would hate to have them curtailed. The Board thanked her for your input on this matter.

President Dennis Daniel stated that the committee met with MOC and Consor and had a very productive meeting with great discussions. President Dennis Daniel reported that Engineer

Chris Rosales has resigned from Consor. Engineers John Blake and Bryce Canady will be handling the District's engineering.

President Dennis Daniel discussed the LCRA chart on total combined storage projections for the lakes. Obviously, there is still a drought and there will certainly be more restrictions in the future.

10. ENGINEER'S REPORT AND REQUESTED APPROVALS

- a. Operational – Water, Wastewater, Water Quality and Drainage
- b. 2025 Wastewater Collection System Televising and Inspection Project; Property Damage caused by Contractor
- c. Utility Data Trends Analysis
- d. Long-term Improvements and Asset Management Plan
  - i. 210 Conversion
  - ii. Reserve Study
- e. Approvals Related to Ongoing Construction Contracts
- f. Approvals to Upcoming Construction Contracts

As stated above, Engineer Chris Rosales has resigned and is no longer with Consor.

President Dennis Daniel asked the engineers if there was anything they would like to highlight in the engineer's report.

Engineer John Blake stated that Consor is coordinating with MOC on the ARVs. Some draft plans were identified and noted some high points in the as-built drawings. They are working those out and understand that it needs to be resolved and constructed so that the ARVs can be put in as quickly as possible. Hopefully within the next couple of weeks, this issue will be nailed down.

Engineer John Blake discussed the status of the 2025 Wastewater Collection System Cleaning & CCTV Inspection. Consor is in the process of meeting with National Power Rodding to discuss the final steps. There are 10 manholes that were identified but could not be located. Manager Lonnie Wright stated that all of the manholes were located. Vice President/Area Principal Bryce Canady stated that there may be some more manholes in the District that were not identified previously. Consor is meeting with the contractor tomorrow and will review all the information and get back with the Board on additional details or if there are any discrepancies.

Consor is scheduling a site visit with MOC on Thursday to determine the drivers of the conflicting data trends from the prior months reporting. They will also be locating and evaluating the meter locations and functionality.

As stated above, Consor will draft a memo on the 210 Reconciliation to submit to the LCRA in connection with the Cost-Share Funding Agreement. The draft memo will be sent to legal for review as well as Vice President John Genter.

The makeup waterline installation is moving forward. Plans have been put together and the consultants have met to review the pressures in the system. MOC will provide feedback and considerations prior to finalizing the project.

Engineer John Blake reported on that the SCADA integration for the irrigation pump skid, including automated valving. Consor is in the process of scheduling a site visit with MOC and the electrical engineers. They want to get on site so that the scope of work can be confirmed and see all what needs to be done. They do not yet have a date scheduled but are trying to get it on the books.

President Dennis Daniel asked the consultants if they are seeing an alarming trend in the wastewater treatment plant effluent parameters for BOD and TSS. Vice President/Area Principal Bryce Canady stated that the TSS and BOD has spiked since April. Manager Lonnie Wright agreed that the parameters have been elevated but that some adjustments have been made. President Dennis Daniel does not want these levels to bust the District's permit.

9. OPERATIONS AND MAINTENANCE REPORT AND REQUESTED APPROVALS

- a. Administrative
- b. Improvement of wastewater treatment plant operations
- c. Wastewater treatment plant and effluent subsurface irrigation
- d. Effluent Irrigation Operations
- e. Wastewater collection system
- f. Water distribution system
- g. Stormwater conveyance and pond maintenance
- h. Customer matters, complaints, reports and updates
- i. Customer billing and delinquencies
- j. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements and maintenance

District Manager Lonnie Wright discussed his manager's report as included in the agenda package. A generator was placed out at Lift Station #3 to be sure there were no issues due to the cold snap.

Going back to the wastewater flows, in April and May, the daily flows were over 100. District Manager Lonnie Wright believes the lines were being flushed from the CCTV inspections at that time. That is the only thing that he can explain that would cause these variances. President Dennis Daniel stated that the District's permit is a daily average and wanted to know if the permit was busted during these times. The answer was no, it was not. That explanation sounds reasonable, however he wants it lined up with some of the contractor's records to be sure. District Manager Lonnie Wright stated that this month, the daily flow was 63,000 gallons at the weir meter and 60,000 gallons at the reuse meter.

President Dennis Daniel and District Manager Lonnie Wright discussed a partial clogging at Lift Station #2. The force main had to be dug up and the sewer line was jetted to clear the clog. The photo in the manager's report shows the access point for the jet hose. President Dennis Daniel

inquired about restoration of this area. District Manager Lonnie Wright reported that prior to this repair, the pump run times were 4.5 hours per day, and now they are 1 hour per day. This may need to be a maintenance item and every so often, go in and flush this line. There could be some wear on the pumps and they do not create the velocities like they should. District Manager Lonnie Wright stated that maybe one of the pumps should be pulled and have it looked at. It appears that sludge clogged the line. Vice President John Genter asked if this area would now be considered an access point and District Manager Lonnie Wright stated that he hoped to make it one, but the piping is very thin, so most likely not.

President Dennis Daniel inquired about the bar screen and District Manager Lonnie Wright confirmed the gear drive was replaced and the bar screen is working. Now, within the next couple of months, MOC will schedule the cleaning of the basins. There was mention of always letting the residents know not to flush any “flushable” wipes.

District Manager Lonnie Wright discussed the possibility of aerators in the other three ponds. The bids came in after the agenda package was sent out. There was discussion of solar power versus battery powered and the cost differences between the two. The current aerator is a direct drive, with no reported issues. President Dennis Daniel agrees that this can be discussed during the next budget cycle and can be put in the capital plan. However, he would like to know if there are any benefits to having the aerators. President Dennis Daniel wants to know if the current pond is healthier because of the aerator and if so, why. The pond experts need to let the Board know if it makes a difference to have an aerator in the pond. District Manager Lonnie Wright will get with the contractor and look at the three ponds versus the pond with aerator.

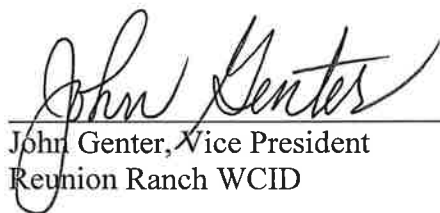
President Dennis Daniel asked about the accounts receivable and why there are 90 and 120-day delinquencies and wondered if any of the accounts were set up on a payment plan. District Manager Lonnie Wright will look into this and report back to the committee. Going forward President Dennis Daniel would like to have the details available at each monthly board meeting for discussion.

10. ATTORNEY REPORT AND REQUESTED ACTIONS


Attorney Bill Flickinger had nothing to report.

11. ADJOURN

President Dennis Daniel adjourned the meeting at 4:15 p.m.

  
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John Genter, Vice President  
Reunion Ranch WCID

ATTEST:

  
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Gary Grass, Secretary  
Reunion Ranch WCID

[SEAL]