

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

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS       §

The regular meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District, open to the public, was held on March 17, 2015, 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 Nathan Neese, Vince Terracina, Bubba Sykes and Joel DeSpain, thus constituting a quorum. Secretary David Bosco was absent.

Also present at the meeting were Michael Slack, Dennis Lozano, Mike Willatt, Bill Flickinger, Mary Bott, Scott Manuel and Jeniffer Concienne.

3.     CITIZEN COMMENTS

No citizens were present.

4.     MINUTES OF PRIOR MEETING

The minutes of the prior meeting were included in the agenda package for consideration. Motion was made by George Sykes and seconded by Joel DeSpain to approve the minutes of the February 17, 2015 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 on the sales within the District. To date there have been 95 sales. 58 of those homes were on 70' lots and the other 37 were on 90' lots. The average sales price of homes within the District is \$491,149. Mr. Slack stated that the bridge has been paved and the utilities are installed. In connection with the boulevard, the curb and gutters will be done tomorrow. All of this should be completed by mid-April. Phase 2, Section 2 will contain 140 lots on the southside. The contractor has started trenching the utilities and rock and should be completed by late

June. Phase 2, Section 3, which are the 39 custom lots owned by Frank Krasovec was bid yesterday. The bids will be opened on April 14<sup>th</sup> and can be awarded at the April board meeting.

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 Dennis Lozano reported on the inspections on the utilities. The lift station is underway. However, there was a bit of a delay due to the rain. The contractor will have a change order for that contract, which he will bring to the Board. The floor of the lift station was raised by 6 foot, resulting in a saving and a change order. Mr. Lozano stated that the TCEQ resolved the fee issues for the wastewater permit, which the TCEQ had the wrong address for the District. The TCEQ also issued one fee instead of 2 for both the permits. Now that the issue has been resolved, the TCEQ will move forward with review of the District's bond application.

7. ALL ACTIONS AND DOCUMENTS NECESSARY OR CONVENIENT, OR BOTH, FOR THE DISTRICT'S 1<sup>ST</sup> BOND ISSUE

The application is still being reviewed by the TCEQ. No action is needed.

8. OPERATIONS AND MAINTENANCE REPORT

- A. Administrative
- B. Wastewater Treatment Plant
- C. Wastewater Grinder Stations
- D. Effluent Irrigation System & Fields
- E. Distribution and Collection System

Scott Manuel reported that all is going well within the District. There were four new residential accounts opened last month. Mr. Manuel stated that they finally got on top of the water loss. There was a leak on a 3" line on the re-use water system, which is located on the boulevard, under a sidewalk. The leak was caused by a cracked fitting. The water loss now registered at 7%. Mr. Manuel discussed the transition back to normal disinfection by the PUA. President Nathan Neese asked drought wise, how is the District? Engineering Dennis Lozano stated that the water is definitely still low, but that we are supposed to have a cooler, wetter summer. The LCRA still plans to go into Stage 3 this summer.

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

Mary Bott discussed the financials with the Board and presented an updated cash activity report, along with a year to year comparison. Mrs. Bott will void David Bosco's per diem due to his absence. In regards to tax collection there are two delinquent accounts, totaling \$4,000. Michael Slack asked what happens if those taxes are not paid. Mrs. Bott explained that Hays County will go after the uncollected amount. Mrs. Bott also requested a fund transfer to the bookkeeper's account.

The budget is running on a positive variance due to develop contributions. After discussion, motion was made by President Nathan Neese and seconded by Joel DeSpain to approve payment of the per diems, invoices and authorization of the fund transfer to the bookkeeper's account. The motion carried unanimously.

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

This is a standing item and there was no discussion.

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

This is a standing item and there was no discussion.

12. ADJOURN

President Nathan Neese adjourned the meeting.



Nathan Neese, President  
Reunion Ranch WCID

ATTEST:



David J. Bosco, Jr., Secretary  
Reunion Ranch WCID

