

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 April 15, 2014, 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, David Bosco and Bubba Sykes, thus constituting a quorum. Joel DeSpain was absent.

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

Jeniffer Concienne conducted the meeting.

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. Motion was made by Bubba Sykes and seconded by David Bosco to approve the minutes of the March 18, 2014 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 internal improvements. Phase 1B has been accepted and will be on the Commissioners Court agenda on April 22nd. This project can be accepted at the next board

meeting. Phase 1C has been paved and the county has planned its walk-thru next week. The pool in the amenity center is under construction. There were 60 homes constructed to date. The average price range is \$490,404. There are 33 homes on 70' lots and 27 homes on 90' lots. The plans are being submitted for the bridge and the next section of Reunion Boulevard.

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 that he received comments on the wastewater permit. He has no concern regarding approval of the permit. He is also working on plans for the expansion of the plant, but that will be deferred for a while, which is good news for Taylor Morrison. The master PRV has been set and started up. Mr. Lozano discussed a major leak in the 1826 waterline, but advised that the District was not affected. There was also discussion on the progress of installing the screen at the wastewater treatment plant. Scott Manuel reported that he is working with the design engineer on this matter.

7. OPERATIONS AND MAINTENANCE REPORT

Scott Manuel discussed the report as included in the agenda package. There was a 4% water loss this period. He still has not determined what caused the high water loss over the last two periods. There are currently 54 water connections and 51 wastewater connections. The PUA made some changes which seemed to help the chlorination issue. Mr. Manuel then discussed and presented a handout on the water conservation plan and advised that an insert could be included with the water bills. There was discussion about the filling of pools during water conservation. The Board and consultants concluded that is what variances are for and that the matter could go before the general manager for approval. This item will be placed on the next agenda for more consideration.

8. DISTRICT INSURANCE

Bubba Sykes advised that he had nothing further to report on than what was discussed at last month's meeting. Taylor Morrison was added to the policy as an additional insured.

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

Mary Bott discussed the financials as included in the agenda package, along with the updated cash activity report. The District is currently running on a positive variance, which is good news. Michael Slack asked Ms. Bott if she could prepare and send a report on expenses since Taylor Morrison took over the project. Those expenses will need to be tracked for bond reimbursement.

Ms. Bott advised that it would be all of the developer advances during that time. There was also discussion of the District setting its tax rate this year. The Consent Agreement will need to be reviewed to see if the City set a cap on the tax rate.

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

This is a standing item. There was no discussion.

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

This is a standing item. There was no discussion.

12. CONVEYANCE OF PHASE IV PIPELINE AND ASSIGNMENT OF RELATED EASEMENTS TO WEST TRAVIS COUNTY PUA

Attorney Bill Flickinger discussed the two Utility Conveyance Agreements. The first from Taylor Morrison to the District and the second from the District to West Travis County PUA. The conveyance of the Phase IV pipeline and assignment of related easements is needed to secure the reimbursement of those facilities. After discussion, motion was made by Bubba Sykes and seconded by David Bosco to approve the Utility Conveyance Agreement between Taylor Morrison and the District as presented. The motion carried unanimously. Motion was then made by President Nathan Neese and seconded by Bubba Sykes to approve the Utility Conveyance Agreement between West Travis County PUA and the District including the Affidavit of No Liens and the revision to the reference of exhibits from A to B. The motion carried unanimously.

13. SECOND AMENDMENT TO WATER SERVICES AGREEMENT BETWEEN WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY AND THE DISTRICT

Attorney Bill Flickinger indicated that the Second Amendment to the Water Service Agreement provides for additional LUEs. This Agreement was previously executed by the President and attested to by the Secretary. After discussion, motion was made by Vince Terracina and seconded by David Bosco to approve and ratify the execution of the Second Amendment to Water Services Agreement between West Travis County PUA and the District as presented. The motion carried unanimously.

14. ADJOURN

President Nathan Neese adjourned the meeting.



Nathan Neese, President
Reunion Ranch WCID

ATTEST:



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

[SEAL]