

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

STATE OF TEXAS §
 §
COUNTY OF HAYS §

A regular meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District was held at 3:00 p.m. on April 19, 2022 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, 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:

Dennis Daniel – President
Terri Purdy – Vice President
Ron Meyer – Secretary
Tom Rogers – Assistant Secretary
Nathan Neese – Assistant Secretary

thus constituting a quorum. All Directors were present.

Also present at the meeting were Bill Flickinger, Hunter Hudson and Jeniffer Concienne with Willatt & Flickinger, PLLC, Andrea Wyatt and Evan Parker with Murfee Engineering, Allen Douthitt with Bott & Douthitt and Ronja Keyes with Inframark.

Attending via Zoom were Mike Moyer with Taylor Morrison and residents Leslie Daniel, Gray Grass, John Genter and Mark Olsen.

3. PUBLIC COMMENTS

No public comments were made.

4. MINUTES OF PRIOR MEETINGS

President Dennis Daniel entertained a motion for approval of the minutes. Motion was made by Tom Rogers and seconded by Terri Purdy to approve the Minutes of the March 15, 2022 meeting as presented. The motion carried unanimously.

5. BOOKKEEPER'S REPORT ON THE FINANCIAL AFFAIRS OF THE DISTRICT, INCLUDING AUTHORIZATION OF PAYMENT OF BILLS

Bookkeeper Allen Douthitt discussed the financials with the Board. Mr. Douthitt also included a summary on the variances in the financials. The revenues are down this reporting period due to the tax collection. It stands at 96.6% currently. It will fix itself over the next few months. The collection is a bit slower than the past few years. It could be timing on Hays County's part as well. After discussion of the variances, President Dennis Daniel does not want to go over budget on the District's operations. After discussion, President Daniel entertained a motion. Motion was made by Tom Rogers and seconded by Ron Meyer to approve payment of the invoices and per diems and authorize the fund transfers as discussed. The motion carried unanimously.

6. 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

Mike Moyer reported that they are down to the final two homes under construction. The homes are projected to close in May, after which the homebuilding for Taylor Morrison will be completed. President Dennis Daniel asked that Mr. Moyer send confirmation to Jeniffer Conciencie when the last two homes have closed.

Mr. Moyer noted that the final payment to Excel for the WWTP expansion should be funded on Friday.

This meeting will be the last meeting attended by Mr. Moyer unless the Board specifically requests that he attend.

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

This item was not discussed.

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

This item was not discussed.

9. ENGINEER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICES WITHIN THE DISTRICT, PENDING PERMIT APPLICATIONS, SALES OF LOTS TO BUILDERS, HOMEBUILDING WITHIN THE DISTRICT AND PAST, PRESENT AND FUTURE BOND ISSUES; USE OF EFFLUENT TO IRRIGATE RIGHTS-OF-WAY AND TIMELINE FOR SAME
10. WASTEWATER TREATMENT PLANT EXPANSION

Items 9 and 10 were discussed together.

Evan Parker discussed the Engineer's Report as included in the agenda package.

Attached to report is the updated figure tracking wastewater flows, which includes calculated flow values produced per household. Mr. Parker noted that the flows are lower than usual.

With regard to the WWTP expansion, the project is now complete. The final record drawings are in progress. Attorney Bill Flickinger discussed the update to the Bond Reimbursement Audit for Taylor Morrison. The reimbursement will be made on Friday once the final pay estimate to Excel is made.

The odor at the WWTP has been minimal since the treatment system has become operational. Odors will be evaluated again this summer. Engineer Andrea Wyatt will provide further details on a cover for the dumpster holding the dewatered solids at the next board meeting. Director Nathan Neese and Vice President Terri Purdy recommended evaluating the odor when the residents are actively using the pool.

Ms. Purdy thanked Andrea Wyatt and Evan Parker for the tour of the WWTP and their time.

Mrs. Wyatt discussed the sampling for turbidity. She is also working with Inframark to obtain the e. coli samples. MEC is working on locating the existing effluent irrigation interconnection piping that will connect to the proposed skid. MEC will get with Urban Dirt on the irrigation system, zones, etc. This project will be bid out by the end of the month, and it is hoped to be approved at the June meeting. The schedule for providing effluent to the HOA should be by the end of the year.

The Emergency Preparedness Plan was filed on February 22nd. The TCEQ has 90 days to respond with comments, questions, or requests for information. MEC has not received a response from the TCEQ on the District's Emergency Preparedness Plan.

MEC is also working on the Wastewater System Emergency Response Plan. MEC will run the draft by Inframark this week.

11. IMPLEMENTATION OF LONG-TERM DISTRICT IMPROVEMENTS AND ASSET MANAGEMENT PLAN

There was discussion on the capital improvements. Manager Ronja Keyes discussed the Mary Elise Pond Aerator. After discussion, motion was made by President Dennis Daniel and seconded by Ron Meyer to proceed with the solar panel aerator at a cost of \$7,351 as presented. The motion carried unanimously.

Ms. Keyes discussed the Mary Elise Pond pedestrian access. After discussion of the materials that can be used, it appears that recycled asphalt would be best. Director Ron Meyer asked that the information be taken to the HOA to see if they want to participate with the cost to improve the trail. In the meantime, Ms. Keyes will obtain more proposals for the recycled asphalt and bring the information to the May meeting.

Ms. Keyes and Mrs. Wyatt discussed the proposal for the SADDs skid cover. This cover will protect the equipment from the weather. The proposal came in higher than first discussed due to increased costs and being difficult. After discussion, President Dennis Daniel entertained a motion. Motion was made by Terri Purdy and seconded by Ron Meyer to proceed with the skid cover at a cost of \$8,435.00. The motion carried unanimously.

Lastly, the solids assessment in the ponds all look good. No clean out is needed at this time.

12. EFFLUENT DISPOSAL AGREEMENT BETWEEN THE HOA AND DISTRICT

13. ORDER ESTABLISHING WATER AND WASTEWATER SERVICE RATES, CHARGES, TAP FEES AND SOLID WASTE DISPOSAL/RECYCLING FEES AND ADOPTING GENERAL POLICIES WITH RESPECT TO THE DISTRICT'S WATER, WASTEWATER AND DRAINAGE SYSTEMS

Items 12 and 13 were discussed together.

Attorney Bill Flickinger discussed the draft Effluent Disposal Contract with the HOA, along with the Rate Order. A draft redline was received today from the HOA. Mr. Flickinger will work through the proposed language to accommodate the HOA. The Exhibit B to the contract still needs work as well. Once all of this is finalized, the TCEQ will need to be notified that the District has an effluent customer, and the contract will need to be provided as well. After discussion, the committee will work with the HOA on this matter and bring it back to the June board meeting for consideration.

14. CRITERIA FOR APPROVAL OF ANY MODIFICATIONS TO COMMON AREAS

Director Ron Meyer discussed the draft criteria plan. The committee is working with the HOA on this plan as well but have not yet heard back from them on comments. President Dennis Daniel advised that he wants a policy for the criteria that will be adopted by the board. Vice

President Terri Purdy discussed the recent request from a resident to plant trees in the common area. The HOA will review the request first and then send it to the District for review. The Board discussed being interested in the water quality aspect only.

15. COMMITTEE REPORTS, ASSIGNMENT AND MEMBERSHIP

- A. District Operations (Dennis & Terri)
- B. Communications (Terri & Dennis)
- C. WTCPUA (Nathan & Dennis)
- D. Water Quality/Land Use (Ron & Terri)
- E. Audit/Budget (Nathan & Dennis)

President Dennis Daniel noted he had nothing further on the District operations.

Vice President Terri Purdy will work on putting the LCRA press release on the Cost Sharing Program on the District's website.

There was no discussion on WTCPUA matters.

Director Ron Meyer reported that the HOA has to do an email blast to residents on no dumping in the subdivision, along with notice of no swimming in the ponds. Mr. Meyer requested pricing from Inframark on removal of grass clippings and cleaning up of trash and other debris and cleaning around the WWTP and road. Manager Ronja Keyes discussed putting road base around the plant and cleaning up. The estimate came in at \$8,000. This item will be tabled until next month.

There was no discussion on Audit/Budget matters.

16. OPERATIONS AND MAINTENANCE REPORT

- A. Administrative
- B. Wastewater Treatment Plant; Odor Control Measures and Complaints; All actions necessary to bring the wastewater treatment plant into compliance with TCEQ permit and to mitigate odor problems
- C. Wastewater Grinder Stations
- D. Effluent Irrigation System & Fields
- E. Distribution & Collection System & Lift Stations
- F. Billing Adjustments
- G. Delinquencies
- H. Customer Meter Issues
- I. Customer and Resident Complaints
- J. Stormwater conveyance & pond maintenance
- K. Landscaping
- L. Notices to residents on water quality
- M. Out of District Water/Wastewater Service Requests
- N. Request for Use of Greenspace and other District Easements
- O. Maintenance access

P. Expenditures, contracts, repairs, replacements and maintenance related to Operations and Maintenance Report

Manager Ronja Keyes discussed the Executive Summary.

In connection with the WWTP/ Collection system, all facilities are in compliance for the month of March. The plant is running at 68% capacity. The District's total flows were 1.68 MG, which averages 54,000 GPD. Ms. Keyes discussed repairs to the system. The effluent pump #1 failed and is still under warranty. The pump was delivered to the shop for repairs. Ms. Keyes updated the Board on the actuator/decant valve. It appears that underground wiring is causing further issues. Conduit and wire from valve to panel needs to be replaced. This appears to have happened during excavation at the WWTP. There are no record drawings of the conduit that have been located. Ms. Keyes is obtaining a proposal for this repair.

Ms. Keyes reported on grinder pump station repair. The grinder pump was unclogged, and the issue was resolved.

The monthly effluent irrigation system and irrigation fields were inspected. No leaks were reported.

The water accountability for March was 86.77%. A leak detection survey is scheduled for May 9th. Ms. Keyes reported on the fire hydrant, valve and manhole surveys. The Board approved the proposal for the surveys at \$4,000, but actual costs came in at almost \$10,000. This was tabled and will be brought back to the May board meeting for discussion. Ms. Keyes presented USBs with the breakdown of details of each survey to the Board.

Ms. Keyes discussed billing adjustments. There was discussion of a resident receiving a \$2,179 water bill. Inframark assisted with shutting off the water on March 4th. The customer provided Inframark with an invoice for repairs, along with photos. An adjustment was issued in the amount of \$1,510.65. Ms. Keyes also discussed a billing error to the HOA. During a commercial audit by Inframark, it was noted that two HOA accounts were being billed at a residential rate. A credit will be issued to the HOA in the amount of \$20,000. Ms. Keyes will bring a check to the May board meeting. The Board asked how the error occurred and Ms. Keyes reported that an incorrect billing code was entered into the system.

Ms. Keyes reported on the pond maintenance and inspections.

The erosion control report was included in the Manager's Report.

17. NOTICE OF VIOLATIONS ISSUED BY TCEQ DATED AUGUST 5, 2019; EXIT INTERVIEW FROM TCEQ SITE VISIT OF JULY 10, 2020; TCEQ NOTICE OF ENFORCEMENT FOR COMPLIANCE EVALUATION INVESTIGATION, DATED SEPTEMBER 25, 2020; PROPOSED AGREED ENFORCEMENT ORDER AND RELATED FINES

Attorney Bill Flickinger reported that the Agreed Order is still being processed through

the TCEQ. There are no reported issues, it is just taking its time through the system. Once the District receives final approval, the first letter is ready to go out. All of the required certificates will also be sent out at once.

18. DIRECTORS ELECTION


Attorney Bill Flickinger discussed the process that will occur at the May board meeting for swearing in the new directors and election of officers.

19. ADJOURN

Motion was made by President Dennis Daniel and seconded by Ron Meyer to adjourn the meeting. The motion carried unanimously.


Terri Purdy, Vice President
Reunion Ranch WCID

ATTEST:


Ronald F. Meyer, Secretary
Reunion Ranch WCID

[SEAL]