

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 15, 2016, 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 Vince Terracina, Bubba Sykes and Joel DeSpain, constituting a quorum. President Nathan Neese and Secretary David Bosco was absent.

Also present at the meeting were Michael Slack, Dennis Lozano, Frank Krasovec, Bill Flickinger, Ashlee Martin, Kristi Hester 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 Vice President Vince Terracina and seconded by Joel DeSpain to approve the minutes of the February 16, 2016 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

Developer Michael Slack reported on the sales within the District. There have been 152 homes sold to date. Those sales include 18 homes on 60' lots, 78 homes on 70' lots, 6 on 80' lots and 50 on 90' lots. The average sales price of homes within the District is \$492,972. Sales are good right

now, however, the sales on the 80' lots are a bit slow. There has been 8 sales since the last board meeting. Mr. Slack discussed the lots on the north side. All of those lots have houses constructed on them.

Mr. Slack reported that there is not a lot activity on the development side, as all the phases are done right now.

Mr. Slack also stated that the plans for Phase 3, Section 1 are wrapping up. That phase will consist of 38 60' lots. It will go to the TCEQ and County next week and will be advertised in June and awarded in July.

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 not much is going on with construction at this time. The lift station is up and running. The retainage for that project will be held a little longer until the reveg and county acceptance is completed. In connection with the wastewater treatment plant permit and application, he is moving forward withdrawing the prior application and will rework it and have it submitted prior to the next board meeting. There was discussion of most likely receiving protests. However, as stated before, Mr. Lozano recommends this process. Mr. Lozano reported that since there is water in lakes now, the LCRA has been quiet regarding drought contingency plans.

7. AGREEMENT FOR PROFESSIONAL SERVICES SUBMITTED BY MURFEE ENGINEERING FOR THE DISTRICT'S 2ND BOND ISSUE

Developer Michael Slack asked about the timing on the District's second bond issue. Engineer Dennis Lozano reported that it is about 45/60 days out from filing and that it will progress quickly.

8. ORDER DECLARING UNOPPOSED CANDIDATES ELECTED TO OFFICE AND CANCELLING DIRECTOR'S ELECTION

Attorney Bill Flickinger reported that the director's election to be held on May 7th has been cancelled due to no contest. Vince Terracina and Bubba Sykes were elected to office for another four-year term. Mr. Flickinger stated that they will be sworn in at the May board meeting. After discussion, motion was made by Joel DeSpain and seconded by Bubba Sykes to adopt the Order Declaring Unopposed Elected to Office and Cancelling Election as presented. The motion carried unanimously.

9. OPERATIONS AND MAINTENANCE REPORT

- A. Administrative
- B. Wastewater Treatment Plant
- C. Wastewater Grinder Stations
- D. Effluent Irrigation System & Fields
- E. Distribution and Collection System
- F. Update TCEQ Disinfection Monthly Report

Manager Kristi Hester discussed her report as included in the agenda package. There was discussion of the purchased and billed water. For the month of February, there was a 99% accountability. For the year so far, there is a 94% accountability. Mrs. Hester reported that the wastewater plant is running at 28% capacity. Currently, there are 131 water connections and 126 wastewater connections. Maintenance at the drip fields consisted of covering the purple pipe due to some erosion. There are no write-offs to consider.

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

Bookkeeper Ashlee Martin discussed the financials with the Board and presented an updated cash activity report. Ms. Martin will void the per diems for David Bosco and Nathan Neese due to their absence. Ms. Martin reported that the District is tracking well in regards to the budget. Also, the District's taxes are 95% collected. After discussion, motion was made by Joel DeSpain and seconded by Vice President Vince Terracina to approve payment of the per diems and invoices as presented. The motion carried unanimously.

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

Developer Michael Slack discussed and recommended approval of the following pay estimates:

Pay Estimate No. 5 in the amount of \$230,503.50 in connection with Reunion Ranch Lift Station No. 1 submitted by Excel Construction Services, LLC; and

Pay Estimate No. 6 in the amount of \$18,916.20 in connection with Reunion Ranch Lift Station No. 1 submitted by Excel Construction Services, LLC; and

Pay Estimate No. 7 (final - less retainage) in the amount of \$1,620.00 in connection with Reunion Ranch Lift Station No. 1 submitted by Excel Construction Services, LLC.


After discussion, motion was made by Joel DeSpain and seconded by Bubba Sykes to approve the foregoing pay estimates as presented. The motion carried unanimously.

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

Developer Michael Slack stated that he will probably have something for the Board to award in June or July.

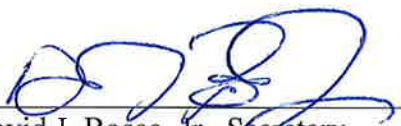
13. ADJOURN

Vice President Vince Terracina adjourned the meeting.



Vince Terracina, Vice President
Reunion Ranch WCID

ATTEST:



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

[SEAL]

