

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, open to the public, was held at 2:00 p.m. on May 16, 2017 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:

Nathan Neese – President  
Vince Terracina – Vice President  
Thomas J. Rogers, Jr. - Secretary  
George “Bubba” Sykes – Assistant Secretary  
Dan Pawlik – Assistant Secretary

thus, constituting a quorum. All Directors were present.

Also, present at the meeting were Bill Flickinger, Matt McPhail and Jeniffer Concienne with Willatt & Flickinger, PLLC, Dennis Lozano with Murfee Engineering, Allen Douthitt with Bott & Douthitt and residents Dave Wilson and Olivia Barnard.

3. CITIZEN COMMENTS

Dave Wilson reported that he is the liaison for the HOA. He attended the Board meeting today to support resident Olivia Barnard with her high water usage problem. Ms. Barnard was running late, as well as Manager Kristi Hester. Once they both arrive, the Board will come back to this topic.

Manager Kristi Hester had a scheduling conflict and will not be in attendance. Ms. Olivia Barnard arrived at the meeting. Ms. Barnard informed the Board that she has had high water usage for over two years. In some months, her water usage will dip down to 2,000 gallons per month and then back up to over 30,000 gallons per month. There are only two occupants in the home and the water usage is usually around 33,000 gallons per month. Ms. Barnard discussed her concerns about ST on finding a solution to this issue and she claimed that ST has not been truthful in its

statements to the Board regarding her account and her situation. She informed the Board that she has contacted ST for over a year to get this resolved and ST refused to change the meter out. Ms. Barnard had testing done on her lines and both the plumber and irrigation contractor found no leaks in the system. The meter has also been observed by her and the dial does not move when all the water is shut off. Ms. Barnard advised that her irrigation system has been shut off for quite a while. She believes she would be able to tell if it was in fact running. She therefore believes it is a metering problem. There was discussion of the possibility that the water line in the open space next to her home could be tapped into her line. Dave Wilson offered to monitor her water meter several times a day for a seven-day period. The Board expressed their concern for her troubles and wants to find out what the issue is. There was also discussion of Engineer Dennis Lozano working with ST to change out the meter and look for a cross-connection. The first step is to prepare a check list so items can be ruled out. Ms. Barnard indicated that she will be selling her home and downsizing. After a detailed discussion, the Board directed the following: 1) monitor the meter several times a day for seven days, 2) prepare a test run on the meter for cross-connections with neighbors and/or open space, and 3) meter replacement. Motion was made by Vince Terracina and seconded by Tom Rogers to authorize Engineer Dennis Lozano to work with Kristi Hester at ST to look for cross-connections and change out the meter if necessary. The motion carried unanimously.

#### 4. MINUTES OF PRIOR MEETINGS

Jeniffer Concienne stated that the Minutes were included in the agenda package for consideration. President Nathan Neese entertained a motion for approval. Motion was made by Vince Terracina and seconded by Tom Rogers to approve the April 18, 2017 meeting Minutes 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 SERVICE 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

Jeniffer Concienne presented Michael Slack's latest update for homebuilding within the District. The breakdown is as follows: 43 60' lots, 96 70' lots, 30 80' lots and 51 90' lots have been sold. The average sales price in the District is \$504,965.

Mrs. Concienne also provided an updated plat of the District showing the whole development by lot size and the current phases under construction.

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 discussed his report as included in the agenda package. Construction of Phases 2-5 and 3-1 are nearly complete. The contractor is still working on the streets and electric in Phase 2-5 and is working on completing the effluent line and detention pond work in Phase 3-1.

Mr. Lozano also included an updated wastewater flow chart.

7. 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. Billing Adjustments
- G. Delinquencies

The Manager's Report was not discussed.

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

Bookkeeper Allen Douthitt presented and discussed the financials with the Board, including an updated Cash Activity Report. Today's consideration will include the invoices, per diems and two fund transfers. Also, included in the payables is the bond fee of \$500. After discussion, President Nathan Neese entertained a motion for approval. Motion was made by Vince Terracina and seconded by Bubba Sykes to approve the payment of the invoices and per diems and authorize the fund transfers as presented. The motion carried unanimously.

9. ANY ACTIONS AND DOCUMENTS NECESSARY OR CONVENIENT, OR BOTH, FOR THE DISTRICT'S 3<sup>RD</sup> BOND ISSUE

Engineer Dennis Lozano reported that he will be sending the draft bond application to the consultants for comment. After it has been reviewed by all parties, it will be sent to the TCEQ this month on an expedited review process.

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

Jeniffer Concienne presented the pay estimates in Developer Michael Slack's absence.

Pay Estimate No. 5 in the amount of \$4,500.00 in connection with Reunion Ranch Phase 2, Section 5 submitted by Cornerstone Site Services; and

Pay Estimate No. 6 in the amount of \$69,436.80 in connection with Reunion Ranch Phase 3, Section 1 submitted by Joe Bland Construction, LP.


After discussion, President Nathan Neese entertained a motion for approval. Motion was made by Bubba Sykes and seconded by Tom Rogers to approve payment of the foregoing pay estimates as presented. The motion carried unanimously.

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

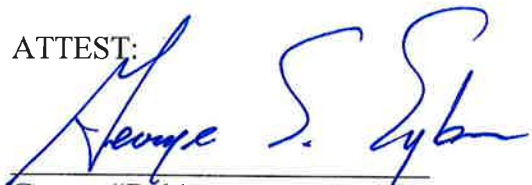
This was no discussion on this item.

12. ADJOURN

President Nathan Neese adjourned the meeting.

  
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Nathan Neese, President  
Reunion Ranch WCID

ATTEST:

  
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George "Bubba" Sykes, Assistant Secretary  
Reunion Ranch WCID

[SEAL]

