

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 May 19, 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, David Bosco, Bubba Sykes and Joel DeSpain, thus constituting a quorum. All Directors were present.

Also present at the meeting were Michael Slack, Dennis Lozano, Mike Willatt, Bill Flickinger, Mary Bott, Kristi Hester, Nancy Schroeder 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 David Bosco and seconded by Joel DeSpain to approve the minutes of the April 21, 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. There have been 101 homes sold. 60 of those homes were on 70' lots and the other 41 were on 90' lots. The average sales price of homes within the District is \$485,000+. The weather has been a challenge with the progression of

construction within the District. The rain has delayed the paving of the rest of the boulevard. Mr. Slack discussed the progress in Phase 2, Section 2. The contractor is putting in the utilities on the 60' lots and putting base down on the roads. This section should be completed in July. The premium lots, which are owned by Frank Krasovec should be completed in October/November. The contractor is finishing up the clearing now. In regards to the amenity center, Mr. Slack stated that the pool is being filled now and the landscaping should be put in tomorrow. The Grand Opening for the amenity center will be held this Saturday. Mr. Slack also reported that the contractor has to stop work on the lift station until the road work is finished in on the bridge.

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. Mr. Lozano has engaged the LCRA on establishing the District's baseline usage for curtailment calculations. The initial conversation with the LCRA staff have been positive so far. Mr. Lozano also reported on the lift station and stated even though the contractor was delayed due to the bridge work, the project is still ahead of schedule.

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

Engineer Dennis Lozano said that they are still waiting on comments from the TCEQ. The application was filed on January 30<sup>th</sup> and was deemed administratively complete on March 18<sup>th</sup>. The TCEQ has 180 days to complete its review, which will end on September 14<sup>th</sup>.

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

Manager Kristi Hester reported on the operations and maintenance of the District. The District incurred a 3% water loss. There were 101 water connections and 99 wastewater connections. The wastewater treatment plant is running at 26% capacity. Mrs. Hester stated that the maintenance expense was due to a leak repair from the construction contractor and his equipment at the entrance to the Cobb property. The residents use an average of 15,677 gallons of water per month. Mrs. Hester reported on the need for 3 grinder stations. They are working with Murfee on this task. The District is responsible for maintenance of the grinder stations. Mrs. Hester would like to see the plans for these before they are installed. These stations are on private property. The

agreement with ST provides access to the stations. There was a brief discussion whether or not easements may be needed.

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. For today's consideration, there are the per diems, invoices and fund transfer to the bookkeeper's account. Mrs. Bott made note that the PUA monthly fee has increased. The District is 99% collected on its taxes. There is one delinquent account left. Mrs. Bott informed the Board that there is plenty of collateral pledged on its investments. The budget is still running on a positive variance. A year to year comparison was also included in the financials for review. There was discussion about the landscape contract in connection with the drip fields. Michael Slack asked Kristi Hester about the status of the required soil testing between the drip fields and creek. Mrs. Hester said that she would check on this with Scott Manuel and let him know. After discussion, motion was made by President Nathan Neese and seconded by Vince Terracina to approve payment of the per diems, invoices and fund transfer to the bookkeeper's account as presented. The motion carried unanimously.

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

Michael Slack and Engineer Dennis Lozano reported on and recommended the following pay estimates and change order:

Pay Estimate No. 5 in the amount of \$797,014.17 in connection with Reunion Ranch 2-2A Utilities submitted by DeNucci Constructors, LLC; and

Pay Estimate No. 8 in the amount of \$171,655.20 in connection with the Reunion Ranch Phase Two, Section One, Street Excavation, Water, Wastewater, Drainage and Erosion Control submitted by Central Road and Utility, Ltd.; and

Change Order No. 1 in the amount of a deduct of (\$7,554.00) in connection with Reunion Ranch Lift Station No. 1 submitted by Excel Construction Services, LLC. The change order is due to a change in elevation of the gravity wastewater line just upstream of the lift station wet well. The change allowed the required dept for the lift station wet well to be reduced, thus allowing for a cost reduction in labor and materials.


After discussion, President Nathan Neese entertained a motion for approval. Motion was made by Vince Terracina and seconded by Joel Despain to approve payment of the foregoing pay estimates and change order as presented. The motion carried unanimously.

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.

  
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Nathan Neese, President  
Reunion Ranch WCID

ATTEST:

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

[SEAL]

