

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

STATE OF TEXAS §
 §
COUNTY OF HAYS §

The special meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District, open to the public, was held on May 24, 2012, 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, David Bosco, Bubba Sykes and Nathan Neese, thus constituting a quorum. President Todd Janssen was absent.

Also present at the meeting were Michael Slack, Jeniffer Concienne, Frank Krasovec, Mary Bott, George Murfee and Bill Flickinger.

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 April 25, 2012 meeting as presented. The motion carried unanimously.

5. STATEMENT OF ELECTED OFFICERS, OATHS OF OFFICE AND CERTIFICATES OF ELECTION

Jeniffer Concienne explained that it was time to have the newly re-elected officers swear to their Statement and take their Oath of Office in duplicate. Vince Terracina and Bubba Sykes swore to their Statement and Oath of Office. Mrs. Concienne then presented each of them with a Certificate of Election as signed by the Vice President Terracina. One original of the Oaths of Office will be filed with the Secretary of State as required.

6. ELECTION OF OFFICERS

Attorney Bill Flickinger reported that the Water Code provides that the Board of Directors elect officers after each election. Motion was made by Vice President Vince Terracina and seconded by Bubba Sykes to keep the current officers the same. The motion carried unanimously.

7. ANNEXATION OF TAYLOR MORRISON, INC. 33.05-ACRE TRACT

Attorney Bill Flickinger discussed the upcoming annexation of the 33.05-acre tract. Jeniffer Concienne reported that she received the Petition for Inclusion of Land executed by Taylor Morrison. Mr. Flickinger informed the Board that no action was needed today.

Frank Krasovec reported on the location of the tract.

8. 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 of Taylor Morrison filled in for Adib Khoury. Mr. Slack stated that the plans for Phase 1A have been approved. The bids were advertised and opened on May 8th. He will be conducting a pre-construction meeting tomorrow. Erosion controls are being installed within the project and clearing of the land is commencing. Frank Krasovec asked about the time frame to get that completed. Mr. Slack believes it will be about a week or so. The bids for the project were good and there was a lot of interest in the project.

9. 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 George Murfee reported on the three projects that were recently bid. A change order for the 16" water line will be submitted soon. That matter will be discussed further in Item 14 below.

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

Mary Bott discussed several topics with the Board, including the sign-in sheet that will be presented at each meeting, a letter of representation and signature cards to establish a bank account.

Ms. Bott also discussed developer funding requests and the LCRA water reservation fee. There was also discussion regarding the proposed budget. After discussion, motion was made by Nathan Neese and seconded by Bubba Sykes to authorize Bott & Douthitt to establish a District account with ABC Bank. The motion carried unanimously. Motion was then made by Vince Terracina and seconded by Nathan Neese to adopt the Order Approving Budget as presented. The motion carried unanimously.

11. PUBLIC HEARING ON PLAN OF TAXATION

Vice President Vince Terracina opened the public hearing on plan of taxation. Hearing no comments, Vice President Terracina closed the public hearing.

12. ORDER ADOPTING PLAN OF TAXATION

Jeniffer Concienne presented the Order Adopting Plan of Taxation as included in the agenda package. Motion was made by Vice President Vince Terracina and seconded by David Bosco to adopt the Order as presented. The motion carried unanimously.

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

No action was needed on this item.

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

Engineer George Murfee recommended award of contract to the three projects that were included in the agenda package. Motion was made by Nathan Neese and seconded by David Bosco to approve the award of contract to the low bidders on the following projects:

- FM 1826 16" Water Line Improvement - Nelson Lewis, Inc. in the amount of \$1,742,574.50 (corrected);
- RR Phase 1A - Water, Wastewater and Drainage Improvements - Nelson Lewis, Inc, in the amount of \$1,479,610.00; and
- RR Phase 1A - Wastewater Treatment Plant Improvements - Wastewater Solutions in the amount of \$1,879,132.00.

The motion carried unanimously.

15. RESOLUTION REGARDING ANNUAL REVIEW OF DISTRICT INVESTMENT POLICY AND INVESTMENT STRATEGIES

Attorney Bill Flickinger reported that this item was not ready for action and will be left on the agenda for the next meeting.

16. RESOLUTION ESTABLISHING OFFICES, MEETING PLACES AND REGULAR MEETING TIMES


Jeniffer Concienne presented a Resolution on Establishing Offices, Meeting Places and Regular Meeting Times. Mrs. Concienne informed the Board that the office of Taylor Morrison was added as a meeting place. There was discussion that the Board will probably need to meet on a regular basis now and a regular meeting time was discussed. Motion was made by Bubba Sykes and seconded by David Bosco to adopt the Resolution Establishing Offices, Meeting Places and Regular Meeting Times with the inclusion of the 3rd Thursday of each month at 1:30 p.m. being the regular meeting time. The motion carried unanimously. Mrs. Concienne stated that the Resolution will be filed with the TCEQ and published in the newspaper as required.

17. RESOLUTION CREATING E-MAIL POLICY

Attorney Bill Flickinger stated that it is important for the Board to be aware of the Open Meeting Law and not violate it by engaging the entire Board in discussion via e-mail. After discussion, motion was made by Vice President Vince Terracina and seconded by Nathan Neese to adopt the Resolution Creating E-mail Policy as presented. The motion carried unanimously.

18. ADJOURN

The meeting was adjourned.


Todd Janssen, President
Reunion Ranch WCID

ATTEST:


Nathan Neese, Assistant Secretary
Reunion Ranch WCID

[SEAL]

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