

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 June 18, 2013, 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 Todd Janssen, Vince Terracina, David Bosco, Bubba Sykes and Nathan Neese, thus constituting a quorum. All Directors were present.

Also present at the meeting were Michael Slack, Mike Willatt, Jeniffer Concienne, Mary Bott, George Murfee and Scott Manuel.

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 President Todd Janssen and seconded by Vince Terracina to approve the minutes of the May 21, 2013 meeting as presented. The motion carried unanimously.

5.     AMENDMENT TO WATER LINE EASEMENT AND RIGHT-OF-WAY  
BETWEEN CHARLES & ANN JONES AND THE DISTRICT DUE TO AN  
EXISTING UTILITY CONFLICT

Michael Slack discussed the easement as included in the agenda package. The 1826 water line got into the existing line so the line was re-routed to fix the problem, therefore resulting in an Amendment to Water Line Easement. Motion was made by Vince Terracina and seconded by David Bosco to authorize the President to accept and execute the Amendment to Water Line Easement and Right-of-Way as presented. The motion carried unanimously. Mr. Slack will have the easement recorded with the Hays County Clerk.

6. ACCEPT RESIGNATION OF TODD JANSSEN AND APPOINT REPLACEMENT TO FILL THE UNEXPIRED TERM OF OFFICE

This item was not discussed.

7. ELECTION OF OFFICERS

This item was not discussed.

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 reported that the clean up still needs to be done in connection with the 1826 water line project. The PUA hired an outside consultant to take one step further to be sure everything is done properly. The clearing has been completed in Phase B and the trenching will be done soon. This section should be open in September. There has been a total of 17 sales. Mr. Slack stated that TxDOT should start the turn lane improvements next week. Mr. Slack also informed the Board that the design of the amenity center has begun and construction should begin in December/January 2014 and open in the summer of 2014.

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 stated that he is working on the amendment to the Raw Water Contract to include 44 additional LUEs. That amendment should be submitted in a week or so. His office is also working on the 210 permit in connection with the wastewater treatment plant. Mr. Murfee briefly discussed the clean up issue with the 1826 water line project.

10. OPERATIONS AND MAINTENANCE REPORT

Scott Manuel discussed the Operations and Maintenance Report as included in the agenda package. There is one customer online. Most of the billed water was for irrigation purposes. Mr. Manuel stated that the wastewater treatment plant has still not been started yet. There was discussion of the use of the holding tank.

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

Mary Bott discussed the financials and the updated cash activity report. Mrs. Bott discussed the service account collections and the tap/impact fee revenues. The PUA is also charging a 6% Hays County fee. Mrs. Bott has requested documentation to confirm that charge, but it has not yet been provided. Kristi Hester at ST authorized that amount to be deducted from the bill until the documentation is provided. A lot schedule was also included in the financials. The invoice for the irrigation usage should have been billed to the District, not Taylor Morrison so that issue will be fixed. After discussion, motion was made by President Todd Janssen and seconded by Nathan Neese to approve payment of the per diems and invoices as presented. The motion carried unanimously.

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

This item was not discussed.

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

This item was not discussed.

14. AMENDMENT OF WHOLESALE WATER CONTRACT WITH WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

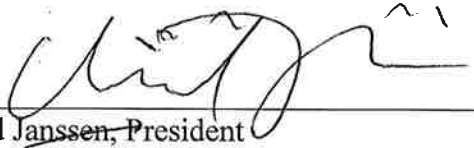
This item was not discussed.

15. PREPAYMENT OF WEST TRAVIS COUNTY-PUA IMPACT FEES AND RECEIPT OF REIMBURSEMENTS FOR PHASES I, II AND III OF THE LCRA WATER LINE


Michael Slack stated that he and Mike Willatt will be meeting with the PUA on Thursday. Mr. Slack stated he is now leaning toward not prepaying the impact fees due to the monthly payments from the 30-year minimum bill being around the same amount either way. Mr. Slack would like to meet with Mary Bott in connection with budgeting. They will meet sometime after Thursday's meeting with the PUA. The total debt from the LCRA is approximately \$192 million and the District will be responsible for \$2.6 million of that debt.

16. ADJOURN

President Todd Janssen adjourned the meeting.

  
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Todd Janssen, President  
Reunion Ranch WCID

ATTEST:

  
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David J. Bosco, Secretary  
Reunion Ranch WCID

[SEAL]

