

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 3:00 p.m. on October 15, 2024 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:

Dennis B. Daniel – President
John Genter – Vice President
Gary Grass – Secretary
Mark Olson - Assistant Secretary
Eric Hart – Assistant Secretary

thus, constituting a quorum. All Directors were present.

Also present at the meeting were Hunter Hudson and Jeniffer Concienne with Willatt & Flickinger, PLLC, Dragan Sonnier with Inframark and Chris Rosales with Murfee Engineering Company.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC, Allen Douthitt with Bott & Douthitt, PLLC, Makenzi Scales with Inframark and resident Leslie Daniel.

3. PUBLIC COMMENTS

No public comments were made.

4. MINUTES OF PRIOR MEETINGS

President Dennis Daniel provided some additional revisions to the draft minutes and then entertained a motion for approval of the minutes.

Motion: Approve the September 24, 2024 meeting minutes as revised.

Motion by: Secretary Gary Grass
Second by: Assistant Secretary Mark Olson
The motion carried unanimously.

5. UPDATES REGARDING REUNION RANCH HOA MATTERS

President Dennis Daniel reported that the HOA has three new board members. Vice President John Genter stated that he would reach out to Blake Gentry on the new HOA member who can attend the District's board meetings to provide HOA updates.

6. FINANCIAL REPORTS AND REQUEST FOR AUTHORIZATION FOR PAYMENTS OF BILLS

Bookkeeper Allen Douthitt discussed the financials through August with the Board, including the District's comparison to budget. The District had a good month on water sales and investment revenue. The TexPool rates are now taking a slight dip in percentage points. Some of the funds will fall out in September on the reserves and some of the skid costs will be included in the upcoming fiscal year. There was discussion of the current watering restrictions and the appearance that many residents are using water outside of the designated hours. Assistant Secretary Eric Hart inquired about sewer repair costs as included in the Manager's Report. Manager Makenzi Scales noted that some of those costs were pre-approved items from prior months, but she will check the work orders to be sure. President Dennis Daniel discussed the pond maintenance, including the cleanouts and the costs associated with those items. These issues do not appear to be a problem in the past but now that the District is built out and the erosion from all projects around the neighborhood contribute to sedimentation. President Dennis Daniel asks Inframark to be diligent on enforcement of erosion controls so that the ponds will not need to be cleaned out more frequently due to the sediment runoff. Manager Makenzi Scales stated that some of the maintenance charges included \$17,000 for the plant and lift station repairs as well as costs related to the chlorine contact chamber, which was not regular maintenance. Bookkeeper Allen Douthitt discussed the status of the District's tax collection, which is 99.25% collected with approximately \$20,000 outstanding. There are three pool deposits for release, which total \$18,000.

After discussion, President Dennis Daniel entertained a motion.

Motion: Approve the District's financials and authorize payment of vendor invoices, per diems and submitted pool deposits and authorize fund transfers as discussed, except for payment to the LCRA.

Motion by: President Dennis Daniel
Second by: Vice President John Genter
The motion carried unanimously.

Motion: Ratify and confirm payment to the LCRA as previously approved by Secretary Gary Grass.

**Motion by: Assistant Secretary Mark Olson
Second by: Vice President John Genter
President Dennis Daniel abstained. The motion carried.**

7. ITEMS FROM THE BOARD

- a. Requests for common area modifications
- b. Variances to Drought Contingency Plan requirements
- c. Annual Insurance Renewal
- d. Overall plan to improve wastewater plant efficiency and effluent irrigation
- e. Bott & Douthitt contract amendment
- f. Murfee Engineering Company Amendment No. 3
- g. District Rules and Regulations
- h. Rate Order
- i. Committee Reports
 - i. Communications
 - ii. Operations
 - iii. Land Use & Water Quality
 - iv. Finance, Budget & Audit
 - v. Water Conservation & Drought Management
 - vi. Contractors' Review

Secretary Gary Grass discussed Item 7a. The HOA was provided information on possible sports court locations. Inframark and Murfee reported that any of the sites will work, but they will both need to review the final drawings. President Dennis Daniel reiterated that the HOA will need their engineer to solve any issues that arise and then come back to the District for approval. It is not the responsibility of the District to solve any issues that arise. Assistant Secretary Mark Olson noted that the information was provided to the HOA, prior to Sandy Lake going off the Board.

There was no discussion on Item 7b.

Regarding 7c, Secretary Gary Grass reported that the District's insurance premium was increased by 12%, due to the values of the wastewater plant. There seems to be nothing of concern with the renewal documentation and the committee recommends approval.

After discussion, President Dennis Daniel entertained a motion.

Motion: Approve the District's annual insurance renewal with AJ Gallagher as presented.

**Motion by: Secretary Gary Grass
Second by: Assistant Secretary Eric Hart
The motion carried unanimously.**

President Dennis Daniel stated that Item 7d was mainly focused on the 210 irrigation project. Engineer Chris Rosales reported that the skid installation was pushed back until November 26th. There was a miscommunication with the vendor and the submittal was not sent at the appropriate time. The information that was provided at last month's meeting was inaccurate as the skid was not in route for delivery. Vice President John Genter stated that the pipework needs to be completed and Engineer Chris Rosales reported that the pipework can move forward without the skid. Vice President John Genter asked for an updated completion schedule so that the landscaping work can be coordinated with the HOA. Secretary Gary Grass discussed the capital projects and stated that the information and completion date needs to be updated in connection with the skid project.

Vice President John Genter had nothing to report on for Item 7e, as the committee has not met to discuss this item.

Vice President John Genter discussed Item 7f. Additional information was provided in connection with the Murfee Engineering Contract Amendment No. 3 as requested at last month's meeting.

After discussion, President Dennis Daniel entertained a motion.

Motion: Approve Murfee Engineering Services Agreement Amendment No. 3 as presented.

Motion by: Vice President John Genter
Second by: Secretary Gary Grass
The motion carried unanimously.

President Dennis Daniel asked Engineer Chris Rosales to relay back to Murfee Engineering that the Board expects the District Engineer to be timelier with the projects and the Board will have higher expectations going forward. The District's projects and submittals have been consistently late. Vice President John Genter discussed that the committee will be reviewing the District's contractors and that timeliness is paramount to the District and has not been where it should be.

Secretary Gary Grass discussed Item 7g & h, being revisions to the District's Rules & Regulations and Rate Order in regard to inspection fees. Due to Assistant Secretary Eric Hart pointing out some higher than usual costs at last month's board meeting, Inframark reviewed that information and will be providing a credit in the amount of \$1,321 to the District for charges related to cross-training an Inframark employee that should not have been charged. Attorney Bill Flickinger discussed the increased amount of the inspection fees and updating Inframark's address in the documents. Assistant Secretary Mark Olson discussed the update on the outstanding pool construction. The District's Rules provide for a fine of up to \$500 for missed pool inspections and should the homeowners be charged for the inspections even if they missed them or should they be assessed a fine. Assistant Secretary Mark Olson does not believe any fees or fines have been assessed for missed inspections. Manager Makenzi Scales stated that some Districts have a fee for

missed inspections and a fine. Attorney Bill Flickinger stated that the District has protocols in place for pool construction that can be followed and reserves the right to charge the \$500 fine in certain circumstances or if it is an innocent mistake, the District can lower the fine to match the inspection fee. President Dennis Daniel asked if the Rules and protocols address the concerns as discussed today and Attorney Bill Flickinger confirmed that they do. The charges and fines will go through the committee and then be brought to the Board. Secretary Gary Grass stated that Inframark will now be providing a monthly report on pool construction so that the committee can review the information and have a recommendation for the Board at the next board meeting.

After discussion, President Dennis Daniel entertained a motion.

Motion: Approve the District's Rules and Regulations as presented.

Motion by: Secretary Gary Grass
Second by: Assistant Secretary Mark Olson
The motion carried unanimously.

Motion: Approve the District's Rate Order as presented.

Motion by: Assistant Secretary Eric Hart
Second by: Secretary Gary Grass
The motion carried unanimously.

The Board discussed the committee reports.

Assistant Secretary Mark Olson asked Inframark to send out an email blast on the Flume rebates. There are only a handful available and the deadline to submit an application is October 29th. After that, the cost will be increased. Information on winter averaging will also be sent by email blast. Vice President John Genter noted that some good changes have been made to the District's website and he provided the HOA with the District website, so it is hoped that it will see more traffic.

Secretary Gary Grass reported that going forward, Inframark will be providing non-pond inspection reports (stormwater features) on a quarterly basis and included in the Manager's Report. There was discussion regarding the pond aerator benefits and if it is worth installing additional aerators. Manager Dragan Sonnier is still trying to get stats on the actual benefits of the aerator but has not yet received any. At this time, there is no recommendation to purchase any additional aerators. President Dennis Daniel said there are qualitative values and asked if Aquatic Features can try to determine how many more years can the pond go without a major cleanout due to the use of the aerator v. no aerator. Listing pros and cons will be helpful for the District to determine if they want to budget for another aerator.

President Dennis Daniel discussed the combined storage projection charts. President Dennis Daniel provided data from August and October for a comparison, which shows a dry continuing trend. Vice President John Genter asked if Engineer Chris Rosales has heard if the WTC PUA will be coming out of Stage 2 watering restrictions any time soon. He has not but will

check. President Dennis Daniel asked him to send an email to Jeniffer Concienne with the information and she can provide it to the Board.

8. ENGINEER'S REPORT AND REQUESTED APPROVALS

- a. Wastewater Collection and Treatment Plant
- b. Water Supply and Distribution Systems
- c. Long-term Improvements and Asset Management Plan - Update
- d. Emergency Management Plan(s)
- e. Stormwater and Water Quality System
- f. Approvals Related to Ongoing Construction Contracts
- g. Approvals to Upcoming Construction Contracts

Engineer Chris Rosales discussed the Engineer's Report as included in the agenda package.

President Dennis Daniel commented on the wastewater flow charts that show high points for several months due to the effluent flow meter not registering properly, he would like a note to be included on the chart describing the meter error.

Engineer Chris Rosales discussed the final Pay Application No. 2 for the conveyors related to the water treatment solids dewatering equipment submitted by Process Water Technologies in the amount of \$7,475.00.

After discussion, President Dennis Daniel entertained a motion.

Motion: Approve Pay Application No. 2 as discussed above.

Motion by: Secretary Gary Grass
Second by: Vice President John Genter
The motion carried unanimously.

It was reiterated that the TLAP was submitted to the TCEQ and the TCEQ has advised that there is a long queue of permits to review. No additional comments have been received at this time.

Engineer Chris Rosales reported that Inframark informed them that the high water use at the wastewater plant was due to a metering issue, being the meter was actually an irrigation meter not the wastewater plant's water meter. Manager Makenzi Scales reported that the meters were switched in the billing system and this week they discovered the irrigation zone closest to the plant was routed into the wastewater plant's water meter where it should have been routed to the irrigation meter. Inframark will dig it up and reroute it to the correct connection point. President Dennis Daniel inquired if it was part of the SADDS system or the irrigation of the trees around the plant. Manager Makenzi Scales believes it is part of the irrigation of the trees. Meter testing was done over the weekend and it confirmed water use from irrigation, not water use from the plant. President Dennis Daniel stated that the usage is over 250,000 gallons of unbilled water that the

District should have billed. Around 2019, the zones were rerouted and this zone was missed or incorrectly reconnected at a later time. Manager Makenzi Scales is not sure who did the rerouting.

Engineer Chris Rosales reported on the submission of the Lead and Copper Inventory Summary to the TCEQ ahead of the October deadline. The summary will be posted on the District's website. This summary will need to be updated on an annual basis even though there will be no changes. There will also be additional rules in published 2027.

The Wastewater Emergency Management Plan was submitted to the committee for review and comment.

9. OPERATIONS AND MAINTENANCE REPORT AND REQUESTED APPROVALS

- a. Administrative
- b. Improvement of wastewater treatment plant operations
- c. Wastewater treatment plant and effluent subsurface irrigation
- d. Wastewater collection system
- e. Water distribution system
- f. Stormwater conveyance and pond maintenance
- g. Customer matters, complaints, reports and updates
- h. Customer billing and delinquencies

- i. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements and maintenance

Manager Dragan Sonnier discussed the summary of activities since the last board meeting.

As stated last month, the bar screen repair should be completed by October 25th per the contractor.

Manager Makenzi Scales reported on the joint meeting between Inframark and Murfee regarding belt press issues. It was decided that they will have tech support come out and look at the belt press to be sure that it is running as designed and to discuss any automation options. Manager Makenzi Scales feels that there are too many factors for the belt press to run in auto mode. The review of the belt press by the tech support will be at no charge to the District. President Dennis Daniel thanked her for that. Once this has taken place, she will report on the findings.

Vice President John Genter was happy to see that the 210 permit limits were added to the report but BOD and TSS will need to be added as well. The Board discussed the format of the report and additional language that shows the 210 permit is currently inactive or will be active in the future.

As requested last month, Manager Dragan Sonnier reported on the wastewater flow spike that occurred in July. The issue appeared to be an error not an actual spike.

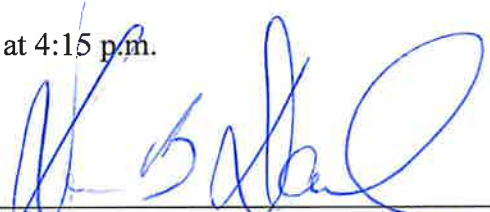
President Dennis Daniel asked about the chart on Watering Restrictions Violations and why is Inframark only sending courtesy notices and not enforcing the restrictions. Assistant Secretary Mark Olson asked how often Inframark is checking for violations and Manager Makenzi Scales stated that Inframark goes out one week per month. President Dennis Daniel stated the District needs to enforce its rules on watering restrictions. President Dennis Daniel asked if Inframark has received any feedback on the watering restriction violation notices. Managers Dragan Sonnier and Makenzi Scales will check to see if any have been received and report back.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

Attorney Bill Flickinger had nothing to report.

11. ADJOURN

President Dennis Daniel adjourned the meeting at 4:15 p.m.



Dennis B. Daniel, President
Reunion Ranch WCID

ATTEST:



Gary Grass, Secretary
Reunion Ranch WCID

[SEAL]