

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 October 16, 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 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, George Murfee, Mary Bott and Frank Krasovec.

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 Vince Terracina and seconded by David Bosco to approve the minutes of the September 18, 2012 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 that the FM 1826 water line is 100% trenched and 50% installed. The contractor is now working on the bores. Paving on Reunion Ranch Boulevard should start tomorrow and the gas and electrical is being wrapped up. The wastewater treatment plant should

be completed in December and well as the off-site water line. Internals should be completed in November. The project is moving along very well. A sales trailer is also being delivered and model homes should start soon thereafter. There was discussion of the prices for homes on the 70' and 90' lots. Engineer George Murfee presented photos of the construction within the District.

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 George Murfee reported that there have been issues on the FM 1826 water line, but those are being worked out. There was discussion of dirty run-off into the creek from the recent rainfall. The contractor put up a rock berm and is doing a good job on staying on top of the erosion control. Mr. Murfee presented photos of the creek. Mr. Murfee discussed the recent meeting with the PUA and increase on the wholesale water rates. Michael Slack talked about the contract with the PUA which expires in April. The consultants discussed the possibility of extending the contract.

7. DISTRICT'S TARIFF

Engineer George Murfee is working on a tariff for the District. He should be able to bring a draft to the Board at its next meeting. It might be a good idea to track the West Travis County PUA tariff. There was discussion of the possibility that a water meter be pulled prior to a tariff being in place.

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

Mary Bott discussed the financials as included in the agenda package as well as presenting an updated cash activity report. Ms. Bott stated that the District is not required to have an audit but that she will file an Annual Financial Report with the TCEQ, which is due by November 15th. After discussion, President Todd Janssen entertained a motion for approval. Motion was made by Nathan Neese and seconded by Bubba Sykes to approve payment of the per diems, vendor payments, payroll tax and fund transfer to the bookkeeper's account. The motion carried unanimously.

9. ANY OTHER MATTER RELATING TO THE NOVEMBER 6, 2012 ELECTION, INCLUDING CANVASS OF THE RETURNS

Jeniffer Concienne informed the Board that the election process was moving forward and all is going well.

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

Michael Slack discussed and recommended approval of the three pay estimates as included in the agenda package. After discussion, motion was made by Vince Terracina and seconded by David Bosco to approve the following pay estimates as presented:

- Pay Estimate No. 4 in the amount of \$140,679.00 in connection with the FM 1826 16" Water Line Improvements submitted by Nelson Lewis, Inc.; and
- Pay Estimate No. 4 in the amount of \$210,484.96 in connection with the RR Phase 1A Water, Wastewater and Drainage Improvements submitted by Nelson Lewis, Inc.; and
- Pay Estimate No. 4 (Revised) in the amount of \$458,643.73 in connection with the RR Phase 1A - Wastewater Treatment Plant submitted by Waste Water Solutions.

The motion carried unanimously.

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

This item was not discussed.

12. MANAGEMENT PROPOSALS


Michael Slack reported that he received management proposals from Crossroads and Severn Trent. The proposals were fairly comparable. It was noted that Severn Trent is the operator for West Travis County PUA. There was discussion of the proposals. Severn Trent came in a bit lower than Crossroads. The lift station cost that Severn Trent quoted may not apply and Mr. Slack will get clarification on that. Engineer George Murfee has worked with both operators and recommends both of them. After discussion, motion was made by Bubba Sykes and seconded by David Bosco to approve the selection of Severn Trent as the District's operator. The motion carried unanimously.

13. ADJOURN

President Todd Janssen adjourned the meeting.


~~Todd Janssen, President~~ Vince Terracino, VP
Reunion Ranch WCID

ATTEST:


David J. Bosco, Secretary
Reunion Ranch WCID

[SEAL]

