

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 18, 2022 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 Daniel – President  
Terri Purdy – Vice President  
Ron Meyer – Secretary (Via Zoom)  
Gary Grass – Assistant Secretary  
John Genter – Assistant Secretary

thus, constituting a quorum.

Also present at the meeting were Hunter Hudson and Jeniffer Concienne with Willatt & Flickinger, PLLC, Andrea Wyatt, Evan Parker and Mark Kestner with Murfee Engineering and Ronja Keyes with Inframark, LLC.

Attending via Zoom were Secretary Ron Meyer, Bill Flickinger with Willatt & Flickinger, PLLC, Allen Douthitt with Bott & Douthitt and residents Leslie Daniel, Mark Olsen, Paul Swanston, Patti Webster and Sandy Lake.

3.     CITIZEN COMMENTS

There were no citizen comments at this time.

4.     MINUTES OF PRIOR MEETINGS

President Dennis Daniel entertained a motion. Motion was made by Assistant Secretary John Genter and seconded by Vice President Terri Purdy to approve the September 13, 2022 meeting minutes. The motion carried unanimously.

5. DEVELOPER'S REPORTS AND REQUESTS FOR ACTION

- a. Hays Reunion Ranch LP building forecast

President Dennis Daniel stated they the Board will carry this item on the agenda until the development of Frank Krasovec's private section is complete.

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

Bookkeeper Allen Douthitt discussed the financials with the Board. In regard to the District's budget, there are no items over budget at this time. The year-to-date budget is favorable in revenue. The driving factors include the following: LCRA grant, sale of the sludge box and revenues that are above plans. After discussion of the financials, President Dennis Daniel entertained a motion. Motion was made by Assistant Secretary Gary Grass and seconded by Assistant Secretary John Genter to approve payment of the invoices and per diems and authorize three fund transfers as discussed. The motion carried unanimously.

7. ITEMS FROM THE BOARD

- a. Requests for common area modifications  
b. Variances to Drought Contingency Plan requirements  
c. Annual insurance renewal with AJ Gallagher  
d. Flume Water Monitoring Agreement & Rebate Participation Agreement  
e. Committee Reports  
i. Communications  
ii. Utility Operations  
iii. Land Use & Water Quality  
iv. Finance, Budget & Audit  
v. Water Conservation & Drought Management  
vi. Operations Contract Review  
vii. Wastewater Effluent Reuse  
viii. Proposed LCRA Firm Water Contract Rules

Secretary Ron Meyer reported that he received five (5) Applications from the HOA for modifications to common areas. At this time, the District should reject these Applications due to being preliminary in nature and incomplete. Paul Swanston stated that the HOA would like to have approval with conditions on these Applications. Paul Swanston would like conceptual guidance to take these Applications back for a community vote in November. If there are any hard rejections from the District, the HOA would like to know, so that they can move in a different direction. The Board discussed each Application.

Application AAC#1 V2; Sports Court. Engineer Andrea Wyatt discussed the additional information that is required, such as a sufficient drawing of the project. The packet that is submitted to the City of Drippings Springs, would be a good start. There was discussion of impervious cover and erosion controls as this area already suffers from erosion. Paul Swanston understands the comments. President Dennis Daniel stated that the cedar trees that are removed

should be replaced with screening vegetation. The HOA needs to ensure that the removal of the vegetation does not cause drainage issues.

Application AAC#2 V2; Pathway/Sidewalk Extension/Walking Trail. This location is proposed to begin at the NE corner of Jacksdaw Drive and Reunion Ranch Boulevard and continue until connecting to the sidewalk of the bridge over Bear Creek. Engineer Andrea Wyatt discussed the additional information that is required, such as a sufficient drawing of the project. President Dennis Daniel discussed the slope of the street and sidewalk and indicated that it appears to be a difficult construction process.

Application AAC#4; Pedestrian Path. The location of this path is proposed to provide access from Mary Elise (adjacent to rocky utility drive) down to Windmill Trail. This project was looked at by the District as well. Manager Ronja Keyes will provide the proposals that the District obtained to the HOA for review. Engineer Andrea Wyatt discussed the additional information that is required, such as a sufficient drawing of the project.

Application AAC#5; Trail. The location of this trail is proposed to be around the field adjacent to the amenity center, along Bear Creek. There is already a dirt pathway. No construction is needed for this project. Engineer Andrea Wyatt discussed the proposed project. A pet waste station along the trail would be great. After review, there are no issues with this project, however, a complete application will need to be submitted along with the trail maintenance and commitment.

Application AAC#6; Powerline Trail and mowing maintenance of same area. Engineer Andrea Wyatt indicated that any vegetation cut during the operations of maintaining the trail should be removed from the site. President Dennis Daniel also discussed a pet waste station and possible signage around the drainage area.

After discussion of the foregoing Applications, President Dennis Daniel entertained a motion. Motion was made by Assistant Secretary Gary Grass and seconded by Assistant Secretary John Genter to deny the five (5) Applications for Common Area Modifications due to the Applications being preliminary in nature and not having complete drawings. The motion carried unanimously.

Assistant Secretary Gary Grass advised that there were no variances to consider in connection with the Drought Contingency Plan.

Assistant Secretary Gary Grass reviewed the annual insurance renewals and overall it is reasonable. There was discussion as to the cybersecurity coverage and if it was adequate. Assistant Secretary John Genter can reach out to AJ Gallagher for clarification. After discussion, motion was made by President Dennis Daniel and seconded by Assistant Secretary John Genter to approve the District's annual insurance renewal and authorize the Finance Committee to seek clarification from AJ Gallagher on adequate coverage on data breaches. The motion carried unanimously.

Assistant Secretary Gary Grass discussed the Flume program and his bullet points. Attorney Bill Flickinger discussed the memo on the Flume Project. After discussion, motion was made by President Dennis Daniel and seconded by Vice President Terri Purdy to approve the contracts and to authorize the committee to work with legal finalize and to execute the documentation. The motion carried unanimously.

Vice President Terri Purdy advised that she is continuing to work on the website so that it is more user friendly.

President Dennis Daniel advised that there are several topics to keep on top of, which are: replacement of trees at the WWTP, continue working on noise abatement and complete the sludge storage box.

Assistant Secretary John Genter reported that he and Assistant Secretary Gary Grass went on a tour of the WWTP with Manager Ronja Keyes and Operator Jesse Black. After the tour, he is very confident with the operations of the District.

President Dennis Daniel discussed the proposed LCRA Firm Water Rules. He is of the opinion that no response is needed at this time.

8. ENGINEER'S REPORT AND REQUESTED APPROVALS

- a. Wastewater treatment plan
  - i. Wastewater Flows and Trends
  - ii. Odor Control Update and Recommended Improvements
  - iii. Noise Issues and Abatement Options
  - iv. Effluent Irrigation Improvements and Authorizations
    - 1. LCRA Grant extension
- b. Water Supply and Distribution System Update
- c. Stormwater and Water Quality System Update
- d. Emergency Management Plan(s)
- e. Long-term Improvements and Asset Management Plan
- f. Approvals Related to Ongoing Construction Contracts
- g. Approvals to Upcoming Construction Contracts

Engineer Andrea Wyatt asked if the Board has any questions on Engineer's Report as included in the agenda package.

Assistant Secretary Gary Grass inquired about the cost of the concrete pad. This project appears to be under budget, which is great.

Assistant Secretary John Genter inquired about the noise issues and abatement options. Engineer Andrea Wyatt discussed same with the Board. The manufacturer modified the sound enclosure for the odor control units and the sound was reduced. However, a nearby resident reported that the sound is still carrying. If the motor is going to be changed out, there will be a wait due to supply issues. Engineer Andrea Wyatt is contacting an acoustic engineer for help. President Dennis Daniel noted that the issue is still there, so it is important to work together to

get this figured out. Engineer Andrea Wyatt will provide a status report on this issue to Vice President Terri Purdy to on the District's website.

Engineer Andrea Wyatt introduced Engineer Mark Kestner to the Board. He comes to Murfee Engineering with many years of district experience. He will be helping with the District.

9. OPERATIONS AND MAINTENANCE REPORT AND REQUESTED APPROVALS

- a. Administrative
- b. Wastewater treatment plant and effluent subsurface irrigation
- c. Wastewater collection system
- d. Water distribution system
- e. Stormwater conveyance and pond maintenance
- f. Customer matters, complaints, reports and updates
- g. Customer billing and delinquencies
- h. Authorizations for expenditures related to contracts, repairs, replacements, operation improvements and maintenance

Manager Ronja Keyes discussed the Executive Summary.

In connection with the WWTP & Effluent Subsurface Irrigation, all facilities are in compliance for September. The plant is running at 67% capacity. The District's total flows were 1.59 MG, which averages 53,000 GPD. Inframark provided scheduled preventative maintenance for the CL2 system. Manager Ronja Keyes discussed the inspection of the irrigation fields. It was noted that the fields are becoming worn due to volleyball use. President Dennis Daniel stated that the field may need to be blocked off for a while due to the wear on the fields. Vice President Terri Purdy advised that the residents prefer a location for volleyball with permanent poles.

Manager Ronja Keyes discussed maintenance items at the WWTP. The drip skid cover has been installed, as indicated by the pictures. A proposal from Central Texas Proscapes was included in the package for \$14,312.45 for the filter pump skid rebuild. After discussion, motion was made by Assistant Secretary John Genter and seconded by Assistant Secretary Gary Grass to approve the proposal as submitted. The motion carried unanimously.

The EPA Annual Sludge Report was filed, along with the Annual Soil Report. The monthly inspection of the irrigation fields was conducted.

There was discussion of the tree damage caused by tree borers along the fence at the WWTP. Sunscapes was called to visit to the site and provide a proposal. President Dennis Daniel advised that the District is willing to replace the dead trees that then turn the maintenance over to the HOA. There should be discussion with the homeowners on the location of the trees. Patti Webster inquired about the irrigation system around the trees and the location of the controls. President Dennis Daniel advised that HOA Manager Matt Bland is looking at that information. After further discussion, this item will be brought back to the November board meeting for consideration.

Manager Ronja Keyes reported that an inspector found a different type of grinder pump installed at one of the Heyl Home construction sites. President Dennis Daniel advised that the grinder pump needs to be the same as required in the District's grinder station policy. This information will be reported back to the contractor.

The water accountability for September came in at 101.84%. President Dennis Daniel asked Manager Ronja Keyes to add a 3-month rolling average on the Water Accountability Chart for both the orange and yellow bars and to make the legend bigger, so it is easier to read.

Manager Ronja Keyes discussed a new statewide program that offers financial assistance to qualified homeowners. After discussion, it appears that very few if any of the residents within the District would qualify.

10. ATTORNEY REPORT AND REQUESTED ACTIONS


a. Rate Order

Attorney Bill Flickinger reported on the changes to the Rate Order. Most of the changes were reorganization of the Rate Order per President Dennis Daniels' request. The goal was to make the Rate Order more understandable to the residents. The only substantive change in the Rate Order was relating to Leak Billing Adjustments. After discussion, motion was made by President Dennis Daniel and seconded by Assistant Secretary Gary Grass to approve the Rate Order as presented. The motion carried unanimously.

President Dennis Daniel discussed the rate and the 3% cap on District tax. It may be time to start looking at a possible water rate increase. There was mention of a 3-5% increase across the board. President Dennis Daniel asked the Finance Committee to begin looking at a possible rate increase and be prepared to bring it back for consideration at the February/March board meeting. The District will also need to get word out to the community.

11. ADJOURN

President Dennis Daniel adjourned the meeting at 5:22 p.m.



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Dennis B. Daniel, President  
Reunion Ranch WCID

ATTEST:

A handwritten signature in blue ink that reads "John Genter". The signature is written in a cursive style and is positioned above a horizontal line.

John Genter, Assistant Secretary  
Reunion Ranch WCID

[SEAL]