

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 21, 2025 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 (Via Zoom)  
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, Chris Rosales and Nisha Thapa with Consor.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC, President Dennis Daniel, Allen Douthitt with Bott & Douthitt, PLLC, Lonnie Wright and Claudia Garza with MOC and resident Debbie Hanley.

3.     PUBLIC COMMENTS

There were no public comments made.

4.     MINUTES OF PRIOR MEETINGS

Vice President John Genter entertained a motion on the board meeting minutes.

**Motion: Approve the Board meeting minutes of September 16, 2025 as presented.**

**Motion by: Assistant Secretary Mark Olson**  
**Second by: Assistant Secretary Eric Hart**  
**The motion carried unanimously.**

5. UPDATES REGARDING REUNION RANCH HOA MATTERS

There were no HOA updates.

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

Bookkeeper Allen Douthitt reported on the District's financials through August. The District is ahead of budget at this time. There was a \$21,000 repair bill for the basket/bar screen. There has been a favorable improvement in sludge hauling. The District is 99.73% collected on its taxes. Bookkeeper Allen Douthitt reported that next month, he will be reporting on the District's end of fiscal year. The Inframark invoice for \$1,123.00 will be voided due to communication received by Manager Katie May. Inframark has agreed to provide a credit to the District. Attorney Bill Flickinger stated that this item will be discussed in closed session.

Attorney Bill Flickinger discussed the recent water rate increase from the WTCPUA that will be effective on the November billing. Attorney Bill Flickinger reported that he made a request to the WTCPUA's attorney for backup information relating to the water rate increase. Once that information has been received, it will be forward to the Board for review. Assistant Secretary Eric Hart asked if the WTCPUA has a notice period for rate increases and Attorney Bill Flickinger advised they do not.

After discussion, Vice President John Genter entertained the following motions:

**Motion: Approve the District's financials and authorize payment of vendor invoices, per diems and authorize the fund transfers as discussed, except for the payment to the LCRA and voiding the Inframark check in the amount of \$1,123.68.**

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

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

**Motion by: Vice President John Genter**  
**Second by: Secretary Gary Grass**  
**President Dennis Daniel abstained. The motion carried.**

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7. ITEMS FROM THE BOARD

- a. Requests for common area modifications
- b. Variances to Drought Contingency Plan requirements
- c. Watering Restrictions
- d. Professional Services Agreement with Municipal Operations & Consulting, LLC; Expiration of Initial Operating Period; Amendment to Attachments “B” and “C” related to compensation
- e. Annual insurance renewal
- f. Committee Reports
  - i. Communications
  - ii. Operations
  - iii. Land Use & Water Quality
    - 1. Pool Applications; License to Encroach Application & Request to Access Common Areas
  - iv. Finance, Budget & Audit
  - v. Water Conservation & Drought Management
  - vi. Contractors’ Review

Secretary Gary Grass had nothing to report on regarding 7a; however, the information on the sports court was just presented to him. Vice President John Genter reviewed the handout and commented that the homes are very close to the site and asked about the removal of vegetation in that area. Engineer Chris Rosales confirmed that brush in that area would need to be removed. President Dennis Daniel noted that any vegetation that gets removed must be replaced with like vegetation so as to screen the houses. This handout was for discussion only, nothing further.

President Dennis Daniel had nothing to report on regarding 7b; variance to drought contingency plan requirements.

President Dennis Daniel advised that Stage 2 watering restrictions is proposed to be reset come November 1<sup>st</sup> per the WTCPUA.

After discussion, President Dennis Daniel entertained the following motion:

**Motion: Approve removal of Stage 2 watering restrictions based upon notice from the WTCPUA and for the District to go back to Stage 1 or permanent restrictions.**

**Motion by: President Dennis Daniel**

**Second by: Assistant Secretary Eric Hart**

**The motion carried unanimously.**

Secretary Gary Grass discussed 7c; the MOC amendment to the Professional Services Agreement. There was discussion between the committee and District Manager Lonnie Wright on items included in the base fee or charged separately. Vice President John Genter explained that when MOC came on as Manager, they took a risk on pricing to get a feel as to what should be included in the base fee. The proposed amendment removes the interim rates used in the Initial

Operating Period. Due to the difficulty in reviewing the costs that should be included in the base fee, the committee needs further information. Vice President John Genter recommended that the committee work with MOC on the amendment and noted that it is wise to spend the time to get it right and be confident with the contract amendment. Vice President John Genter asked if District Manager Lonnie Wright would be willing to push the amendment to the November board meeting for consideration and District Manager Lonnie Wright agreed to do so. President Dennis Daniel discussed the fees and stated that if any item occurred within a year, then that should be included in the base fee. District Manager Lonnie Wright will provide additional information to the committee for review on the fees and will meet with them.

After additional discussion, Vice President John Genter entertained the following motion:

**Motion: Approve Amendment No. 2 to Professional Services Agreement with MOC that further extends the Initial Operating Period from September 30, 2025 to November 30, 2025 as discussed.**

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

President Dennis Daniel asked that the proposed contract amendment dealing with base fee, be sent out prior to or in the agenda package so that all will have the chance to review the proposed changes prior to the board meeting.

Assistant Secretary Eric Hart discussed 7e, annual insurance renewal. After his review, he stated that there is a 7.8% increase in premiums and the coverage remained the same and looked sufficient. President Dennis Daniel commented that he noticed the District's total value of assets were increased. Engineer Chris Rosales reported it is due to the new projects and Bookkeeper Allen Douthitt reported that the increase is most likely for adjustments to the replacement value.

After discussion, Vice President John Genter entertained a motion:

**Motion: Approve the District's annual insurance renewal as submitted.**

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

At this time, the committees discussed their respective reports.

Assistant Secretary Mark Olson reported that MOC sent out newsletter #3. The District's website continues to be reorganized and updated. Assistant Secretary Mark Olson reported on the analytics on the website activity. Some of the insights included: 124 active users, 102 new users, 55% arrive at the site directly, 40% arrive through an organic search and the average visitor time on site is 1:36. There were 478 unique page views, 343 engaged sessions (multiple actions taken) and the most reviewed page is the Home Page, then Board Meetings, Resident Information &

Services, Financial Documentation, About, Contact Us and lastly, the Election information. Vice President John Genter is very happy with that activity. Assistant Secretary Mark Olson asked if the Board had any additional topics they would like to see on the website or had any items they would like to see emphasized to let him know.

Secretary Gary Grass reported that there was a new pool application, however, the owner has not yet received HOA approval. The owner is also requesting approval of a License to Encroach. Assistant Secretary Mark Olson asked about the status of the erosion trail and Engineer Chris Rosales reported that he took some pictures of the trail while he was out in the District and the erosion to the trail is not getting any better. There was discussion of placing boulders at the two entrances to that trail. Secretary Gary Grass stated that he spoke with the HOA months ago about this issue and has heard nothing further. President Dennis Daniel asked if there were any legal issues with blocking the trail with boulders and attorney Bill Flickinger advised that he did not see any issues with that course of action and suggested erecting signage as well. The ultimate goal is to protect the District's facilities. President Dennis Daniel asked District Manager Lonnie Wright to block the erosion trail at both the up and downstream entrances. Resident Debbie Hanley stated that she was previously part of the fire wise committee for the HOA and brought this topic up to them they were not interested. Resident Debbie Hanley stated she is all for signage on not accessing that trail.

After further discussion, a motion was made.

**Motion: Block the entrance and exit to the erosion trail with large rocks/boulders and erect signage, including authorizing the costs related to this action and equipment charges necessary to complete this task.**

**Motion by: President Dennis Daniel  
Second by: Assistant Secretary Mark Olson  
The motion carried unanimously.**

President Dennis Daniel would also like some communication on the erosion trail to be added to the District's website.

8. **ENGINEER'S REPORT AND REQUESTED APPROVALS**

- a. Operational – Water, Wastewater, Water Quality and Drainage
- b. 2025 Wastewater Collection System Televising and Inspection Project; Property Damage caused by Contractor
- c. Utility Data Trends Analysis
- d. Emergency Management Plan(s)
- e. Long-term Improvements and Asset Management
  - i. 210 Conversion
- f. Approvals Related to Ongoing Construction Contracts
- g. Approvals to Upcoming Construction Contracts

Engineer Chris Rosales reported on his engineer's report and supplemental reports.

Engineer Chris Rosales noted that this month, the flows actually showed a decrease. Going forward, Engineer Chris Rosales would like to include the drinking water information with the SCADA information as shown on the chart in his report.

Secretary Gary Grass asked about the increased flows and Engineer Chris Rosales discussed installing another meter to check to see if it is a re-circulation issues as noted by District Manager Lonnie Wright at last month's board meeting. Secretary Gary Grass asked if the increased flow was a re-circulation issue all along or did it become an issue with the recent effluent irrigation project. District Manager Lonnie Wright reiterated the conversation about the return lines from the drip fields and mentioned currently those are being used much less than before, so he is not sure it is a discussion worth exploring at this time. However, there was discussion of what has changed in the system in the last 6 months including the backwash system on the filters. President Dennis Daniel asked about taking the backwash and getting a good measurement from what is being discharged from the wastewater plant. Also, when MOC took over the operations, the valve on the backwash system was not working, which it is now. Engineer Chris Rosales mentioned that adding the pump skid with a backwash process could be a factor. President Dennis Daniel will have to think about how to not measure that flow twice.

Engineer Chris Rosales will be meeting with SCADA representatives and electrical sub on the Phase 4 portion of the effluent improvement project that adds automation to the valves. This meeting has been difficult to schedule. They want to add controls to the HMI in the control room as it would be a good time to add this to the scope of the project, as well as look at what other features can be added to be more convenient for the operators. Due to the electrical engineer being involved, it would also be a good time to look at the conversion kits for the generator for natural gas instead of diesel in case of an emergency. Now the District has a 24-hour diesel tank. Engineer Chris Rosales is looking for direction on this from the Board. President Dennis Daniel asked why the District would want to do this. Engineer Chris Rosales stated that last year, Assistant Secretary Eric Hart inquired about this so he is looking into this option now. There was discussion of the benefits this would have for the District. Vice President John Genter stated that as of right now, this is just a conversation and there are too many projects on the table right now and maybe the District can revisit this at a later date.

Engineer Chris Rosales presented a product brochure on air valves to prevent water hammers and would like some direction on proceeding with this project. There are three sites within the District that are being evaluated for air entrainment. The cost comparison is \$2,500 versus \$4,500 for high performance and standard performance valves. The Board discussed the costs and benefits for this project. District Manager Lonnie Wright stated that the expense will be from installation but once installed, if the valve goes out it is easier to access. President Dennis Daniel asked if it was Engineer Chris Rosales' recommendation to change out the valves and Engineer Chris Rosales discussed the costs of approximately \$40,000 to \$50,000. President Dennis Daniel noted he is surprised of the estimated cost and asked if MOC could do this work. If MOC can do this work over the next year, get some pricing and come back to the Board for review. District Manager Lonnie Wright stated that they are able to do this work if requested. There was discussion of the timing for this project and the estimated design costs. President

Dennis Daniel asked that Engineer Chris Rosales prepare design information and drawings so that it can be provided to MOC for review.

President Dennis Daniel asked about the status of the reserve analysis as requested at last month's board meeting. Engineer Chris Rosales stated that it is not yet completed. He is waiting to go through this with another district and will then apply the findings to this District. President Dennis Daniel asked about the timeframe as to when the District can expect the analysis. Engineer Chris Rosales stated within the year, and President Dennis Daniel would like to have it no later than six months.

Attorney Bill Flickinger stated that the Wastewater Emergency Preparedness Plan will be discussed toward the end of the meeting in Closed Session.

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

District Manager Lonnie Wright highlighted certain items in his manager's report as included in the agenda package.

The WTCPUA will be increasing the water rates to the District effective in the November billing. Per the WTCPUA, these adjustments reflect significant cost increases associated with the projects outlined in their Capital Improvements Plan as well as increases in overall operating costs. This item will be discussed further in closed session.

District Manager Lonnie Wright reported that it appears that the bar screen at the wastewater plant is working and discharging debris.

In regard to the rehabilitation of the reuse ground storage tank, the contractor, Preventive Services, L.P. would like to begin work after the Thanksgiving holiday. MOC will need to install a temporary storage tank to use during the rehab. Attorney Bill Flickinger advised that the contract for this project needs some work and he will add the general conditions before it can be executed.

District Manager Lonnie Wright noted he had a correction to his report on the plant capacity and noted that the flows have decreased in September.

It was reported that all of the sanitary sewer manholes that were buried in residential yards have been located and raised to the necessary grade. Most of the residents stated that they had never seen these in their yard before.

Secretary Gary Grass inquired about the pond levels and if there are any concerns with the liners. District Manager Lonnie Wright is not aware of any concerns but will watch the ponds a bit closer.

District Manager Lonnie Wright reported on the number of connection in the District as well as the billing consumption and revenues with Assistant Secretary Eric Hart. There are three delinquent accounts and MOC is working with the residents by telephone. District Manager Lonnie Wright is not requesting any action for today's meeting.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

Vice President John Genter announced that the Board of Directors will go into closed session for consultation with the District's attorney pursuant to Section 551.071 of the Texas Government Code regarding matters related to Agenda Item Nos. 6 and 8b.

The Board went into closed session at 4:41 p.m.

At 5:04 p.m., Vice President John Genter announced that the Board of Directors had concluded its closed session and was returning to open meeting, and that no action was taken during the closed session.

Vice President John Genter entertained the following motions:

**Motion: Approve the Wastewater Emergency Preparedness Plan as presented with the stipulation that it is reviewed annually or with any major change and give the District Engineer authorization to make any "fit" or "form" changes as needed.**

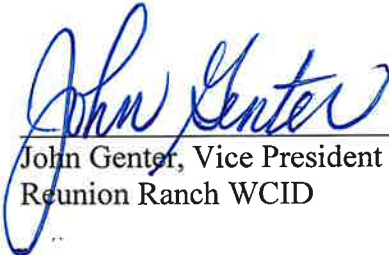
**Motion by: Vice President John Genter**

**Second by: Secretary Gary Grass**

**The motion carried unanimously.**

11. ADJOURN

Vice President John Genter adjourned the meeting at 5:05 p.m.

  
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John Genter, Vice President  
Reunion Ranch WCID

ATTEST:



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Gary Grass, Secretary  
Reunion Ranch WCID

[SEAL]