

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 November 18, 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 (Via Zoom)
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, Lonnie Wright with MOC and Chris Rosales and Nisha Thapa with Consor.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC, President Dennis Daniel, Assistant Secretary Mark Olson, Allen Douthitt with Bott & Douthitt, PLLC and Claudia Garza with MOC.

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 October 21, 2025 as presented.

**Motion by: Secretary Gary Grass
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 the end of the fiscal year, however the books are not yet finalized. The District had a surplus at the end of the year, which will go against the reserves for future needs. Assistant Secretary Eric Hart stated that he noticed the AT&T's rates have increased and would like that to be addressed. Vice President John Genter stated that review was delayed by MOC due to the ground storage tank repair, but now MOC will pick that task back up and see what can be done about the increased rates. Bookkeeper Allen Douthitt reported that the Quarterly Investment Report was also included in the package, along with the WTCPUA bill that includes the recent rate increases.

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 two fund transfers as discussed, except for the payment to the LCRA.

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

Motion: Approve the Quarterly Investment Report as presented.

**Motion by: Vice President John Genter
Second by: Secretary Gary Grass
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.**

7. ITEMS FROM THE BOARD

- a. Requests for common area modifications
- b. Variances to Drought Contingency Plan requirements
- c. Professional Services Agreement with Municipal Operations & Consulting, LLC; Expiration of Initial Operating Period; Amendment to Attachments "B," "C," "F" and "G" related to compensation, personnel and reports
- d. Directors Election
 - i. Appointment of Agent to Perform Duties During Election Period
 - ii. Notice of Deadline to File Application for Place on Ballot
 - iii. Any and all other actions that are necessary or appropriate related to the Directors Election
- e. 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.

President Dennis Daniel had nothing to report on regarding 7b.

Assistant Secretary Eric Hart discussed 7c, Amendment No. 3 to the Professional Services Agreement between the District and MOC. Assistant Secretary Eric Hart thanked District Manager Lonnie Wright for all the information he provided on the base fees. After reviewing the information, the committee has no further comments and recommends Amendment No. 3 for approval.

Vice President John Genter entertained a motion.

Motion: Approve Amendment No. 3 to Professional Services Agreement between the District and MOC as it relates to compensation, reports and filings and personnel classifications.

Motion by: Assistant Secretary Eric Hart

Second by: Secretary Gary Grass

The motion carried unanimously.

Attorney Bill Flickinger discussed 7d, the upcoming directors' election. The election will be held on May 2, 2026. The Notice of Appointment of Agent and Notice of Deadline to File an Application for Place on Ballot was included in the agenda package. These notices will be posted as required. President Dennis Daniel, Vice President John Genter and Secretary Gary Grass are up for re-election. The filing dates are between January 14th and February 13th. If more than three candidates file, then the District will conduct an election. If not, the election can be cancelled.

At this time, the committees discussed their respective reports.

Assistant Secretary Mark Olson reported on the recent communications with the residents, via emails and website postings. Upcoming communication will include the fourth newsletter.

District Manager Lonnie Wright reported on the erosion trail. Large boulders have been placed at the two entrances and signs have been installed asking that the trail be avoided. This information will also be included in an email to residents, website posting and in the fourth newsletter.

There was discussion of sending a monthly email to residents providing information on the District's board meetings. Vice President John Genter asked if MOC will send this email on a monthly basis. President Dennis Daniel suggested sending the email once the monthly agenda has been officially posted. President Dennis Daniel stated that he thinks this is a good idea but worries about the District sending too many emails. There was discussion of how many resident emails have been provided to MOC. District Manager Beth Wright stated that she has about 80% of the resident's emails. After discussion, the Board agrees that MOC should send a monthly Board meeting notice to residents beginning in December.

There was discussion of the recent 5% rate increase. The information will be added to the District's website and sent by email. Vice President John Genter prepared sample charts that includes all the rate increases from 2013 through this recent increase. After review of the charts, the Board agreed on Option 1.

Secretary Gary Grass reported on the License to Encroach document from a homeowner that is building a new pool. The homeowner advised that the HOA has not yet approved the pool. Engineer Chris Rosales stated that from his standpoint there are no District issues with the License to Encroach. Attorney Bill Flickinger noted that in the past, the District has approved two other requests in this form. This is just a license and it can be terminated if needed. The homeowner is trying to get all parties to execute the License to Encroach and will then go back to the HOA for a variance and approval.

After discussion, Vice President John Genter entertained a motion.

Motion: Approve the License to Encroach as presented by the homeowner for installation of pool equipment.

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

President Dennis Daniel reported that the District is now in Stage 1 watering restrictions, as the WTCPUA went into Stage 1 on November 15th. Attorney Bill Flickinger noted that the difference between the District's permanent restrictions and Stage 1 is that there is no vehicle washing in Stage 1. Assistant Secretary Mark Olson asked if the Stage 1 signs are up and Vice President John Genter reported that MOC installed them immediately and thanked MOC for their quick action. President Dennis Daniel asked that some of the signs be removed after 10 days of notification.

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. Long-term Improvements and Asset Management
 - i. 210 Conversion
- e. Approvals Related to Ongoing Construction Contracts
- f. Approvals to Upcoming Construction Contracts

Engineer Chris Rosales discussed his engineer's report as included in the agenda package.

Engineer Chris Rosales stated that while the ground storage tank is taken down for cleaning and painting, it provides an opportunity to install instrumentation required for automation of the proposed makeup water line. Engineer Chris Rosales is reviewing a proposal for this work.

There was discussion of the recommended repairs to the effluent line pipe under the bridge along Reunion Ranch Boulevard. This pipe was damaged during the recent water hammer event. After discussion, President Dennis Daniel asked that a proposal be brought back to the Board and at that time it can be discussed and reviewed further.

The reserve analysis was included in the agenda package for review and comment. The Board provided comments on what needs to be added to the analysis and, once complete, will be a good tool to use during budget preparations. Assistant Secretary Eric Hart informed Engineer Chris Rosales to work with the finance committee as needed to complete the analysis.

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.

An eblast notice was sent to the homeowners in the neighborhood regarding the rehab of the ground storage tank. A sign was also installed at the amenity center as well as MOC representatives knocking on homeowners' doors and hanging door tags near the construction site to advise them about what is going on. District Manager Lonnie Wright reported that the contractor has asked to leave the top on the ground storage tank so that it will muffle the construction noise, which was a good idea. The walls of the tank are in good shape and District Manager Lonnie Wright is optimistic that the rehab will go well. The 2,000-gallon temporary storage tank has been put in place during the construction. It is important that the tank is managed so that it does not go empty and damage the equipment. That being said, there will need to be less reuse irrigation used. The HOA landscaper is aware of the temporary tank. Vice President John Genter said he is appreciative for all of MOC's work on this project and their attention to detail.

The wastewater treatment plant is currently operating at 82% capacity.

The pond inspections were completed and all looked good. As noted at the last Board meeting, Engineer Chris Rosales advised that his office looked at the pond levels and advised that the clay liner seals up each time it gets wet, therefore they see no concern with the lower level. There are some benefits to a lower-level pond. Engineer Chris Rosales recently sent an email to Secretary Gary Grass on this topic.

District Manager Lonnie Wright discussed the District's connection count, billing consumption and billing status. Overall, the District looks in pretty good shape. There are currently six delinquent accounts, one is a move-out and will need to be written off in the future.

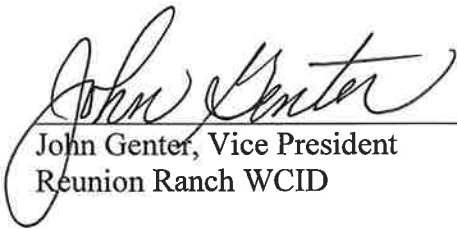
District Manager Lonnie Wright discussed the current status of the bar screen. The bar screen is working, but the gear box has failed. As mentioned previously, the system has very high run hours on it. District Manager Lonnie Wright is awaiting a proposal for repair.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

Attorney Bill Flickinger had nothing to report.

11. ADJOURN

Vice President John Genter adjourned the meeting at 4:10 p.m.


John Genter, Vice President
Reunion Ranch WCID

ATTEST:



Gary Grass, Secretary
Reunion Ranch WCID

[SEAL]