

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 December 16, 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 and Chris Rosales 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, Lonnie Wright, Beth Wright and Claudia Garza with MOC, Nisha Thapa with Consor and residents Pattie Webster and 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 November 18, 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 November. President Dennis Daniel inquired about the engineering fees. Engineer Chris Rosales noted the higher engineering fees were due to the District's budget preparation and some District projects such as the air release valve. Consor is working on invoice changes and some projects may have been put in the wrong categories. President Dennis Daniel asked the consultants to provide a "story" of why their invoices are over budget, not a list of projects. Bookkeeper Allen Douthitt stated he can reclass items as needed but will need guidance from Engineer Chris Rosales. Bookkeeper Allen Douthitt stated that that Hays County just recently sent out tax bills, so there is no District levy to report on. The District's annual audit will be presented at the January board meeting.

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: President Dennis Daniel  
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: Assistant Secretary Eric Hart  
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. Directors Election
  - i. Any and all other actions that are necessary or appropriate related to the Directors Election
- d. Capital Planning; Board direction
- 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.

Attorney Bill Flickinger reported on 7c, the upcoming Directors' election. The election is scheduled for May 2, 2026. There are three incumbents this cycle, who are President Dennis Daniel, Vice President John Genter and Secretary Gary Grass. The time period to file an Application for Place on the Ballot is January 14<sup>th</sup> through February 13<sup>th</sup>.

Vice President John Genter discussed 7d, regarding capital planning. The Operations Committee meets with District Manager Lonnie Wright each month on the status of operations. The committee would like Engineer Chris Rosales and District Manager Lonnie Wright to work together on a capital plan for the District's projects. President Dennis Daniel would like to see a clear capital plan with triggers for the Board to review. There was a detailed discussion between the Board and consultants on the projects and future tax rates. The plan can be as simple as an Excel spreadsheet that can easily be updated.

At this time, the committees discussed their respective reports.

Assistant Secretary Mark Olson reported that the fourth newsletter has been sent out and the website has been updated accordingly. Traffic on the District's website has increased over the last several months. The analytics from the last 30 days showed: 538 active users, 515 new users, 79% arrived at the website by typing in the URL, 18% arrived organically and the highest visited page was the Board meeting information. The next newsletter will contain information about grease and rags in the system. The Board was pleased with the website traffic.

President Dennis Daniel asked about the status of the erosion trail and if there has been any information from the HOA. Secretary Gary Grass stated that he has not heard of anything. President Dennis Daniel asked for this item to be included as specific agenda item in January to determine where the Board needs to go with this matter.

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
  - ii. Reserve Study
- e. Approvals Related to Ongoing Construction Contracts
- f. Approvals to Upcoming Construction Contracts

Engineer Chris Rosales presented the SCADA improvement proposal for review. There is no action at this time. He wants to be sure that the proposal is what the operator and Board want to see. The proposal was in the amount of \$27,157.00. District Manager Lonnie Wright has reviewed this proposal as well.

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

Engineer Chris Rosales stated that Consor is coordinating with MOC on the combination air valve installation and provided preliminary drawings to MOC for review.

The District's water quality looks good. The totals were increasing in October, but then in November, the totals looked a lot better and started decreasing. All totals are under the permit limits.

As discussed earlier, Engineer Chris Rosales is looking forward to working with District Manager Lonnie Wright on the capital plan.

President Dennis Daniel wanted to hear more about the flow rates and discharges. Engineer Chris Rosales requested SCADA data from MOC. He noticed that Inframark was providing reuse data from the reuse meter and MOC was providing data on effluent from the weir meter. Engineer Chris Rosales stated that due to that information, he was reporting on two different data sets. He believes that they should be reporting on the effluent meter flows because that comes from the weir meter. From the chart the Board can see there are very different flows between the effluent meter and reuse meter. The meters need to be labeled correctly in the SCADA system and he wants to confirm that with MOC. Due to the different reporting, it affected the trends. President Dennis Daniel asked about the reuse meter and Engineer Chris Rosales explained that when he receives the SCADA file, it is labeled reuse meter. District Manager Lonnie Wright stated that the permit calls for measurement at the weir meter, which is what MOC has been doing. The meter on the drip pumps is what Inframark was using, but at some point that was changed.

Those pumps are not used anymore. The weir is the final flow at the end of the chlorine contact that goes into the holding tank. President Dennis Daniel asked if the District is double measuring. District Manager Lonnie Wright explained the measurement process. President Dennis Daniel noted that as long as there is stable flow, it probably does not matter, but what concerns him is when there are flow peaks, like in April, May and June. Engineer Chris Rosales will check the details on those peaks and get back with the Board. As mentioned previously, if there is a change in reporting, we should investigate it quickly to find the issue so that the Board can understand what is happening and why.

President Dennis Daniel noted that the engineer's report was not sent until shortly before the board meeting and asked that the report be sent on time. Vice President John Genter echoed that statement. Engineer Chris Rosales apologized for the tardiness of his report.

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. Effluent Irrigation Operations
- e. Wastewater collection system
- f. Water distribution system
- g. Stormwater conveyance and pond maintenance
- h. Customer matters, complaints, reports and updates
- i. Customer billing and delinquencies
- j. 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.

In regard to the rehabilitation of the effluent storage tank, the interior work and painting have been completed and the paint is curing. As of today, the top of the tank has been removed. The contractor is in the process of blasting the exterior of the tank.

As previously discussed, the gear box on the bar screen needs repair/replacement. District Manager Lonnie Wright discussed the proposal from EI<sup>2</sup> in the amount of \$3,942.50. The gear box can be delivered by December 29<sup>th</sup>.

After discussion, President Dennis Daniel entertained a motion.

**Motion: Approve the proposal from Environmental Improvements, Inc. "EI<sup>2</sup>" for \$3,942.50 for replacement of the gear box on the bar screen.**

**Motion by: President Dennis Daniel**  
**Second by: Secretary Gary Grass**  
**The motion carried unanimously.**

The wastewater treatment plant is currently operating at 82% capacity, which equates to 0.066 mgd. This is measured at the weir meter. The reuse meter shows a daily flow of 0.056 mgd. There was discussion of the amount of capacity and the triggers for expansion. District Manager Lonnie Wright believes Consor has already provided information to the TCEQ informing them that the District is built out, therefore, no expansion is needed. District Manager Lonnie Wright will follow up on that letter to the TCEQ. He also mentioned that it needs to be reviewed every several years.

District Manager Lonnie Wright discussed the progress of the effluent irrigation operations. Glenn Chaffin, the HOA landscaper has provided a complete irrigation schedule and water requirements. This information will help the District in determining the next areas that can be converted to treated effluent and what the requirements will be for installation for a potable water fill on the reuse tank to supplement the reuse water. District Manager Lonnie Wright stated that he appreciated all the work that Mr. Chaffin has done on this project.

District Manager Lonnie Wright discussed the TCEQ notification that adjusts the minimum number of coliform monitoring samples that are collected each month. This letter was generated during an inspection when Inframark was the District's manager. When MOC took over operations for the District, MOC raised the number of sampling and has always taken two samples. No response is needed to the TCEQ, it is just for information. President Dennis Daniel stated that Engineer Chris Rosales did a lot of work on the District's census. He asks that that information be revisited and for Engineer Chris Rosales to follow up on this matter at the January board meeting. If there is still a disconnect in the District's population and what TCEQ is reporting, then the TCEQ will need to be notified and asked where they obtained that information.

District Manager Lonnie Wright discussed the Boil Water Notice from the WTCPUA that was issued on November 24<sup>th</sup>. This was a result from a bad turbidity sample from the WTCPUA. The District was notified 16 hours later and scrambled to get notifications out to the District. He is of the opinion that things could have been handled better from the WTCPUA. Luckily it was lifted before Thanksgiving. Vice President John Genter noted that once the WTCPUA pulls their samples and they come back clear, then the District has to pull samples to send to the lab as well and they have to also come back clear before the District can lift its Boil Water Notice. District Manager Lonnie Wright discussed the protocols for turbidity issues and stated that at times, the District can get its results first. It just depends on the violation. Assistant Secretary Mark Olson thanked MOC for their expediency in this matter. President Dennis Daniel asked if there are any suggestions for better communication between the District and WTCPUA. MOC is willing to do whatever is needed.

On December 13<sup>th</sup>, the WTCPUA converted back to chloramine disinfection. The District is required to flush the distribution system after a "free burn" event. Once the WTCPUA finishes its flushing, MOC will flush the District's system. As of today, the WTCPUA has not yet flushed its system. On December 5<sup>th</sup> MOC received an odor complaint and the line near Jacksdaw was flushed.

The pond inspections were completed. Assistant Secretary Mark Olson asked about the Windmill wet pond that noted in the report that the aerator needed attention. District Manager

Lonnie Wright advised that he was not aware of that and will look into it and get back on the details.

District Manager Lonnie Wright discussed the District's connection count, billing consumption and billing status. President Dennis Daniel asked about the 120+ day delinquent accounts and stated that there should not be any of these to report unless they are on payment plans. District Manager Lonnie Wright will look at the accounts and come back with additional detail on these. Currently, there are 11 delinquent accounts.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

a. AT&T Class Action

Attorney Hunter Hudson reported on the AT&T Class Action due to the data breach. The deadline for the District to file a claim is December 18, 2025. The District will qualify as Class 2; which means that the District will need to provide proof of damages and may then receive \$2,500 or file the claim for a prorated share.

After discussion, President Dennis Daniel entertained a motion.

**Motion: Authorize the filing of a claim in the AT&T Class Action for a prorata share and work with President Dennis Daniel as needed.**


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

11. ADJOURN

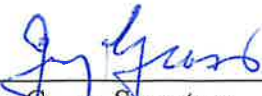
Vice President John Genter entertained a motion to adjourn the meeting at 4:25 p.m.

**Motion: To adjourn the meeting.**

**Motion by: Secretary Gary Grass**  
**Second by: President Dennis Daniel**  
**The motion carried unanimously.**

  
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Dennis Daniel, President  
Reunion Ranch WCID

ATTEST:

  
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Gary Grass, Secretary  
Reunion Ranch WCID

[SEAL]