

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 December 18, 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, Kristi Hester, Scott Manuel 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. President Todd Janssen entertain a motion to approve the minutes. Motion was made by David Bosco and seconded by Vince Terracina to approve the minutes of the November 19, 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 stated that all the roads have been paved in the first phase. The first phase consists of 71 lots. The drip system is 95% complete. Mr. Slack reported on the off-site wastewater

line. The last bit will be in the ground this week and then the PRV will be installed, the line will be flushed and then tested. The models homes are almost complete. There are 6 spec homes in the District at this time. Mr. Slack stated that four homes have already been sold. There was discussion of the notice to purchasers in connection with the buyers being located in a MUD and having a MUD tax. Frank Krasovec discussed the plans for the creek that runs through the District. Mr. Slack informed Mr. Krasovec that it is just being cleaned right now and then will be part of a public park with a bike and hike trail in the future. The Board inquired about the second phase of the District. The second phase depends on sales within the District. There was also discussion on how the wastewater treatment plant will be screened. Mr. Slack informed the Board that there will be a retaining wall that will include plants and trees. Engineer George Murfee passed around photos of the District for review.

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 reiterated that the off-site wastewater system will be finished within the next couple of weeks and then will be connected to the system. Frank Krasovec asked about the timing of the wastewater system and Mr. Murfee indicated that it took approximately 6 months to complete.

7. DISTRICT'S TARIFF

Attorney Mike Willatt reported that Kristi Hester gathered three sample tariffs to consider. The District will also need to adopt rules and regulations. The tariff is not ready to adopt but should be by the January meeting. There was discussion of the impact fees and the wholesale and retail rates and homes sales within several subdivisions. Grinder pumps were also discussed. The consultants agreed to meet prior to the January meeting to finalize the rate order for consideration by the Board. No action was required.

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

Mary Bott discussed the financials and the updated cash activity report. After discussion, President Todd Janssen entertained a motion for approval. Motion was made by Nathan Neese and seconded by President Janssen to approve payment of invoices and fund transfers as presented. The motion carried unanimously.

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

Attorney Mike Willatt reported that the Petition was filed with the court. A visiting judge will hear the case and since the case was agreed upon by all parties, the judge will sign the final judgment soon. There was a delay due the judge being sick. All is looking good.

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, and the accompanying change orders. After discussion, motion was made by Bubba Sykes and seconded by Vince Terracina to approve the following pay estimates and change orders as presented:

- Pay Estimate No. 6 in the amount of \$220,887.00 in connection with the FM 1826 16" Water Line Improvements submitted by Nelson Lewis, Inc.; and
- Change Order No. 2 in the amount of \$15,000.00 in connection with the FM 1826 16" Water Line Improvements submitted by Nelson Lewis, Inc., and
- Pay Estimate No. 6 in the amount of \$241,972.40 in connection with the RR Phase 1A Water, Wastewater and Drainage Improvements submitted by Nelson Lewis, Inc.; and
- Pay Estimate No. 6 in the amount of \$256,513.47 in connection with the RR Phase 1A - Wastewater Treatment Plant submitted by Waste Water Solutions; and
- Change Order No. 1 in the amount of \$86,425.00 in connection with the RR Phase 1A - Wastewater Treatment Plant submitted by Waste Water Solutions; and
- Change Order No. 2 in the amount of \$110,885.00 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. ADJOURN

President Todd Janssen adjourned the meeting.



Todd Janssen, President
Reunion Ranch WCID

ATTEST:



David J. Bosco, Secretary
Reunion Ranch WCID

