

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 was held at 3:00 p.m. on January 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  
Ron Meyer – Secretary  
Tom Rogers – Assistant Secretary  
Nathan Neese – Assistant Secretary (Via Zoom)

thus constituting a quorum. Vice President Terri Purdy was absent.

Also present at the meeting were Bill Flickinger and Jeniffer Concienne with Willatt & Flickinger, PLLC, Andrea Wyatt and Evan Parker with Murfee Engineering and Allen Douthitt with Bott & Douthitt.

Attending via Zoom were Mike Moyer with Taylor Morrison, Kristi Hester, Kay Olsen and Ronja Keyes with Inframark, LLC, Laura Jones with Maxwell Locke & Ritter, Hunter Hudson with Willatt & Flickinger, PLLC and resident Leslie Daniel.

3.    PUBLIC COMMENTS

No public comments were made.

4.    §49.063(c), TEXAS WATER CODE; ANNUAL NOTICE REQUIREMENT FOR DISTRICTS THAT HOLD MEETINGS OUTSIDE OF THE DISTRICT

Attorney Bill Flickinger reported that this notice is required to be provided during the first meeting of each year if the District does not have a meeting place within the District's boundary. The notice describes the process for petitioning the Board of Directors for designation of a meeting

place within the District. At this time, there is not an appropriate place in the District to hold monthly board meetings. No action is needed.

5. MINUTES OF PRIOR MEETINGS

President Dennis Daniel noted a typo in the Minutes. After discussion, President Daniel entertained a motion to approve the Minutes. Motion was made by Tom Rogers and seconded by President Daniel to approve the Minutes of the December 14, 2021 meeting as revised. The motion carried unanimously.

6. ANNUAL AUDIT SUBMITTED BY MAXWELL LOCKE & RITTER

Laura Jones with Maxwell Locke & Ritter presented the District's annual audit. The District received a clean unmodified opinion, which is the best given. All fund balances are positive and the District very healthy. Ms. Jones reported that the District is 99.7% collected on its taxes. In connection with the required communications, there were no disagreements or misstatements with management. President Dennis Daniel thanked Laura Jones and Allen Douthitt and his team for providing all the necessary information for a clean audit. After discussion, motion was made by President Dennis Daniel and seconded by Tom Rogers to approve the annual audit as presented and authorize the President to execute the Annual Filing Affidavit and authorize its filing with the TCEQ and Texas Comptroller as required. The motion carried unanimously.

7. BOND REIMBURSEMENT AUDIT PRESENTED BY MAXWELL LOCKE & RITTER

Laura Jones reported that the bond reimbursement audit for Taylor Morrison is still being prepared and is not yet ready for consideration. No action is needed.

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

Bookkeeper Allen Douthitt discussed the financials and updated cash activity report with the Board. The District has a favorable variance for the month in connection with its budget. Mr. Douthitt will void Terri Purdy's per diem due to her absence. After discussion, President Dennis Daniel entertained a motion. Motion was made by Tom Rogers and seconded by Ron Meyer to approve the invoices, per diems and three fund transfers as discussed. The motion carried unanimously.

9. 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

Mike Moyer indicated there are no updates from last month's report. Mr. Moyer stated that he still has three closings left, that should occur within the next few months.

10. APPROVAL OF CONSTRUCTION PLANS AND PAY ESTIMATES, CHANGE ORDERS AND ACCEPTANCES OF COMPLETION WITH RESPECT TO CONSTRUCTION CONTRACTS

Engineer Andrea Wyatt discussed Pay Application No. 10 submitted by Excel Construction Services, LLC in the amount of \$89,107.20 for the WWTP expansion project.

President Dennis Daniel entertained a motion. Motion was made by Tom Rogers and seconded by Ron Meyer to approve payment of the foregoing pay application as presented. The motion carried unanimously.

11. ADVERTISEMENT FOR BIDS AND APPROVAL, AWARD, RECOMMENDATION AND ADMINISTRATION OF CONSTRUCTION CONTRACTS

This item was not discussed.

12. ENGINEER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICES WITHIN THE DISTRICT, PENDING PERMIT APPLICATIONS, SALES OF LOTS TO BUILDERS, HOMEBUILDING WITHIN THE DISTRICT AND PAST, PRESENT AND FUTURE BOND ISSUES; USE OF EFFLUENT TO IRRIGATE RIGHTS-OF-WAY AND TIMELINE FOR SAME

13. WASTEWATER TREATMENT PLANT EXPANSION; WASTEWATER TREATMENT PLANT IMPROVEMENTS AND MODIFICATIONS; ALTERNATIVES FOR ADDITIONAL ODOR CONTROL MEASURERS AT THE DISTRICT'S WASTEWATER PLANT AND FUNDING FOR SAME, INCLUDING POSSIBLE AGREEMENT WITH TAYLOR MORRISON ON FUNDING FOR SAME; PROPOSAL FOR THIRD-PARTY ODOR CONSULTANT/INSPECTOR

Items 12 and 13 were discussed together.

Evan Parker discussed the Engineer's Report as included in the agenda package.

Attached to the engineer's report is the updated figure tracking wastewater flows, which includes calculated flow values produced per household. As reported last month, the flows are trending upward toward 75%. Mr. Parker reported that a legend was added to the flow charts per President Dennis Daniel's request.

There was discussion of the status of completion of the wastewater treatment plant

expansion. The job trailer has now been moved. Engineer Andrea Wyatt reported that the panel items will be arriving on January 24<sup>th</sup>. This is for the air filter for the odor control. President Dennis Daniel discussed the solids going into an open container. Manager Kristi Hester discussed testing for turbidity and e-coli. This testing will commence this month.

President Daniel discussed the memo provided by Murfee Engineering on the berm. President Daniel asked that the memo be sealed.

14. COST SHARING PROGRAM WITH THE LCRA

Evan Parker and Engineer Andrea Wyatt reported that the LCRA will be voting today on the funds that will be available for the District in connection with the Cost Sharing Program. They asked for \$100,00 toward the project but it could be only \$75,000 available. Stacey Pandey with the LCRA will notify Mr. Parker of the decision. Once the amount is decided upon, a contract with the LCRA will need to be considered.

15. IMPLEMENTATION OF LONG-TERM DISTRICT IMPROVEMENTS AND ASSET MANAGEMENT PLAN

Engineer Andrea Wyatt stated that there has not been much activity on the improvements since last board meeting. Manger Kristi Hester advised that she is still working on options and estimates for the Mary Elise pond pedestrian access.

16. EMERGENCY RESPONSE PLAN

The District Operations committee will be meeting with the engineer to discuss the Emergency Preparedness Plan. Submission to the TCEQ is due in March. There was discussion of the PEC letters. Engineer Andrea Wyatt reported that three of the District's facilities are on critical load status and those will be the last loads to be disconnected if that time comes.

17. COMMITTEE REPORTS, ASSIGNMENT AND MEMBERSHIP

- A. District Operations (Dennis & Terri)
- B. Communications (Terri & Dennis)
- C. WTCPUA (Nathan & Dennis)
- D. Water Quality/Land Use (Ron & Terri)
- E. Audit/Budget (Nathan & Dennis)

President Dennis Daniel discussed having a joint meeting with the HOA board to discuss the priorities of each Board, moving forward with the 210 permit and maintaining and improving communications throughout the subdivision. There was discussion of having a special board meeting or having a committee meeting with the HOA. After discussion it was decided that the District's operations committee will attend the HOA board meeting on February 2<sup>nd</sup> to discuss these issues.

Nathan Neese reported that the West Travis County PUA will be meeting in a few days.

President Dennis Daniel again thanked Allen Douthitt for his work on the audit preparation.

18. OPERATIONS AND MAINTENANCE REPORT

- A. Administrative
- B. Wastewater Treatment Plant; Odor Control Measures and Complaints; All actions necessary to bring the wastewater treatment plant into compliance with TCEQ permit and to mitigate odor problems
- C. Wastewater Grinder Stations
- D. Effluent Irrigation System & Fields
- E. Distribution & Collection System & Lift Stations
- F. Billing Adjustments
- G. Delinquencies
- H. Customer Meter Issues
- I. Customer and Resident Complaints
- J. Stormwater conveyance & pond maintenance
- K. Landscaping
- L. Notices to residents on water quality
- M. Out of District Water/Wastewater Service Requests
- N. Request for Use of Greenspace and other District Easements
- O. Maintenance access
- P. Sale of sludge box
- Q. Expenditures, contracts, repairs, replacements and maintenance related to Operations and Maintenance Report

Manager Kristi Hester discussed the Executive Summary.

In connection with the WWTP/ Collection system, the District's total flows were 1.7 MG, which averages 56,000 GPD for the month of December.

Mrs. Hester discussed the distribution & collection and the lift stations. The water accountability for December is 93%. Mrs. Hester reported that the EPA announced a nationwide monitoring for PFAS and lithium in drinking water. This will be additional water testing for the District. Inframark is working on getting an estimate of the lab costs for this new requirement. The manhole survey has been scheduled for January.

There was discussion of the HOA irrigation leak, which has been shut down. Mrs. Hester and the Board also discussed a meter not registering flows on a fire hydrant. President Dennis Daniel is still concerned about the District's water loss and feels it should be tighter given the plant is new. Mrs. Hester suggested waiting until this week's meter reads to check the accountability. If it is under 90%, she will move forward on getting a leak detection investigation underway.

There was discussion of the delinquencies. There was a communication error with Heyl Homes on their past due accounts, which have now been taken care of. Mrs. Hester and the Board discussed the disconnection policy.

Inframark conducted pond inspections on the detention ponds. It was noted that the pond entrance was being used to access a resident's backyard. Inframark notified the HOA of this violation. Ron Meyer inquired about seeding the area that is getting torn up. If that is the case, they will need to reseed with the appropriate grasses.

Mrs. Hester reported that she might have a buyer for the District's sludge box. She will report back at the next meeting on any details.

There are a couple of items for the Board's consideration, which are the fire hydrant survey and the distribution system valve survey. There are 34 hydrants in the District and 66 distribution valves. The quote for the fire hydrant survey is \$5,950.00 and the distribution system valve survey is \$4,290.00.

President Daniel entertained a motion. Motion was made by Tom Rogers and seconded by Ron Meyer to approve the fire hydrant survey and distribution system valve survey as presented. The motion carried unanimously.

19. NOTICE OF VIOLATIONS ISSUED BY TCEQ DATED AUGUST 5, 2019; EXIT INTERVIEW FROM TCEQ SITE VISIT OF JULY 10, 2020; TCEQ NOTICE OF ENFORCEMENT FOR COMPLIANCE EVALUATION INVESTIGATION, DATED SEPTEMBER 25, 2020; PROPOSED AGREED ENFORCEMENT ORDER AND RELATED FINES

Attorney Bill Flickinger reported that a letter to the TCEQ on the status of the WWTP expansion project still needs to be sent out. President Dennis Daniel asked that this be done prior to the next board meeting.

20. DIRECTORS ELECTION

- a. Resolution Authorizing Secretary's Appointment of Agent to Perform Duties During Election Period
- b. Order Calling Directors Election
- c. Contract for Election Services with Hays County
- d. Joint Election Agreement

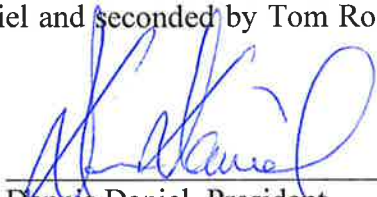
Attorney Bill Flickinger discussed the upcoming directors election for May 7, 2022. The District will use the Hays County services if an election needs to be conducted. Directors Dennis Daniel, Tom Rogers and Nathan Neese are up for reelection. Mr. Flickinger discussed the Board Secretary appointing an agent to perform duties during the election period and the Order Calling Directors Election. Hays County has not yet completed the election contracts. Those documents will be considered at the next board meeting.

After discussion, motion was made by Tom Rogers and seconded by Ron Meyer to adopt the Resolution Authorizing Secretary's Appointment of Agent to Perform Duties During Election Period as presented. The motion carried unanimously.

Motion was also made by Tom Rogers and seconded by Ron Meyer to approve the Order Calling Directors Election as presented. The motion carried unanimously.

21. ADJOURN

Motion was made by President Dennis Daniel and seconded by Tom Rogers to adjourn the meeting. The motion carried unanimously.



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Dennis Daniel, President  
Reunion Ranch WCID

ATTEST:



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Ronald F. Meyer, Secretary  
Reunion Ranch WCID

[SEAL]