

MINUTES OF SPECIAL MEETING  
OF  
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS         §

A special meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District, open to the public, was held at 6:00 p.m. on February 16, 2023 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  
Terri Purdy – Vice President  
Ron Meyer – Secretary (Via Zoom)  
Gary Grass – Assistant Secretary  
John Genter – Assistant Secretary

thus, constituting a quorum. All Directors were present.

Also present at the meeting were Greg Szuman and Jeniffer Concienne with Willatt & Flickinger, PLLC, HOA President Marlyse Summers and resident Leslie Daniel.

Attending via Zoom were Andrea Wyatt and Mark Kestner with Murfee Engineering, Ronja Keyes with Inframark, numerous residents of Reunion Ranch, including four out of the five HOA board members.

3.     PUBLIC COMMENTS

President Dennis Daniel reported that the comments section is posted at the beginning and end of this meeting. The District's normal course is at the beginning of the meeting, but attendees can hold comments until the end of the meeting. President Dennis Daniel asked if anyone wanted to provide comments now. Hearing no comments, President Dennis Daniel moved forward with the joint board meeting with the HOA.

4. OPENING STATEMENTS BY BOARD PRESIDENTS

HOA President Marlyse Summers stated that she appreciates the invite for the joint meeting and that the HOA, WCID and community as a whole need to come together to clear up some misunderstandings and to meet the needs of the community. She is very grateful that the HOA started attending the WCID's board meetings and glad to start doing these types of work sessions together.

President Dennis Daniel welcomed everyone and informed everyone that there will be no action tonight on any of the topics.

5. INTRODUCTIONS OF OURSELVES

The WCID Board and HOA Board members introduced themselves to all in attendance.

6. DISCUSSION OF HOA BOARD RESPONSIBILITIES

HOA President Marlyse Summers discussed the HOA's responsibilities. The HOA is responsible for maintaining the property values, amenities and trails. The HOA is still fairly new, as it has only been around for about three years. HOA member Harry Newman asked about the existence of a territorial map that shows the HOA's boundaries and water lines. HOA Treasurer Linda Alvarez noted that back in 2020/2021 the common areas were deeded over to the HOA and asked why those were not deeded to the District instead. There was discussion of the pros and cons of the conveyance of the common areas. HOA Treasurer Linda Alvarez stated that the HOA would save money by not having to pay taxes on those areas if those areas were deeded to the District.

7. DISCUSSION OF WCID BOARD RESPONSIBILITIES

President Dennis Daniel stated that the District was created back in 2014. All of the Board of Directors are elected officials. The main responsibilities for the District are its drinking water, wastewater collection/treatment/disposal and managing the water quality and drainage within the subdivision. President Dennis Daniel also noted that the Board of Directors have seven active committees that consist of two Board members and any residents if needed.

8. DISCUSSION REGARDING IMPROVING COMMUNICATIONS BETWEEN BOARDS AND WITH OUR COMMUNITY

- a. Current Communication channels
- b. Ideas and suggestions to improve

Vice President Terri Purdy discussed the communication channels that can be used to reach the community. There was discussion of the best way to reach the community, such as emails, text messaging, phone calls and maybe a formal Facebook page. Vice President Terri Purdy will continue to research the best method. There was also discussion of a possible newsletter. Manager Ronja Keyes stated that she can organize a community event for the

residents to be held in April or May for informational purposes only. Pat Lawler with the HOA landscape committee noted that they are doing a community event as well and will provide that information to the District.

9. CURRENT TOPICS, EVENTS AND PROJECTS

- a. Ice event review – improving responses to unplanned events
- b. Use, maintenance and changes regarding common areas
- c. Effluent reuse project update
- d. Other common topics to note/discuss

There was discussion of which parts the HOA will be responsible for cleaning up due to the ice storm. President Dennis Daniel advised that the WCID will be responsible for cleaning up the irrigation fields, pond areas, the WWTP, access drives and the drainage areas. The HOA will be responsible for the common areas and other HOA land. HOA President Marlyse Summers noted that this will be a high dollar cost for the HOA.

There was discussion on maintenance regarding the common areas. Linda Alvarez would like clarification on fire-wise maintenance on the trails. Secretary Ron Meyer stated that if the HOA is just maintaining the area by mowing it, they will not need WCID approval. If the HOA is grading the area or removing items from the area, then yes, the WCID will need to approve those improvements. President Dennis Daniel stated that it is good to keep the native plants in the subdivision. HOA Treasurer Linda Alvarez stated that they would like to move the picnic tables at Windmill Park. She will provide additional information to the WCID. HOA President Marlyse Summers noted that there is confusion for the homeowners on additional amenities. The HOA would like to meet with the WCID on these issues. The HOA can meet with the WCID's committee, which is Ron Meyer and Gary Grass. There was discussion of the homeowners playing volleyball on the irrigation fields. President Dennis Daniel stated that area has to stay green or the WCID can be hit with a TCEQ violation. Manager Ronja Keyes stated that they can decide on a designated area and Inframark can install piping for the nets. Once that area starts to wear down, they can meet with the committee and move the location.

The WCID and HOA discussed the use of effluent. President Dennis Daniel explained the process for use of the effluent on the common areas. The LCRA provided a \$100,000 grant to help implement the project. Engineer Andrea Wyatt discussed the pump station status. The bid for that project was rejected by the WCID as the cost was double what was expected. The WCID is several weeks out from getting a new bid for this project. The estimated timeline for this project to get pressurized is in the fall. The WCID and HOA then discussed the location of the effluent lines. Taylor Morrison had the system installed but left no map of the locations. Engineer Andrea Wyatt has already reached out to Taylor Morrison and the prior engineer for any information of the path of the lines. HOA member Harry Newman asked if there was any claim against Taylor Morrison for the lack of providing a map of the location of the effluent lines. The HOA discussed the costs of the effluent and if it is now worth the costs to use it. President Dennis Daniel is seeking a person to help with the location of the effluent lines. Engineer Andrea Wyatt stated that if the HOA is unsure if they want to use the effluent, it may not be worth the WCID purchasing the items needed to get it going. President Dennis Daniel agreed as well. Engineer Andrea Wyatt noted that if the WCID loses the LCRA grant, it probably can apply at a

later time. HOA President Marlyse Summers asked if they can use the effluent that is available now instead of locating the using the entire system. President Dennis Daniel advised that is possible.

10. COMMUNITY AND PUBLIC COMMENTS AND Q&A

President Dennis Daniel thanked everyone in attendance and asked if there were any further comments.

There was further discussion of the HOA wanting a map of the trails, HOA land, drainage areas, etc. Vice President Terri Purdy stated that she agrees that would be helpful for all parties. Resident Leslie Daniel discussed the location of that drainage area and its proper functions. She also agreed that a map would be very helpful and understands that the HOA would like it cleaned up. Assistant Secretary John Genter noted that no infrastructure will be included on that map for security reasons. HOA Landscaper member Patti Webster would like to use the map for extensive wildflower plantings and wants to be sure where they can do the planting. President Dennis Daniel would encourage the HOA to work with WCID committee members Ron Meyer and Gary Grass and they can help with the locations.

The HOA's main focus at this time will be the cleanup from the ice storm.

The HOA and WCID both agreed that they will have future work sessions.

HOA Treasurer Linda Alvarez discussed a committee on land ownership. Assistant Secretary John Genter suggests that if this is important to the HOA, that they schedule a meeting and the WCID would be happy to participate in the conversation and look at the pros and cons. President Dennis Daniel advised that at the next WCID meeting, they will appoint a committee to look at that matter.

11. ADJOURN

President Dennis Daniel adjourned the meeting at 8:29 p.m.

  
Terri Purdy, Vice President  
Reunion Ranch WCID

ATTEST:

  
Ronald F. Meyer, Secretary  
Reunion Ranch WCID

[SEAL]

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