

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 April 18, 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
Gary Grass – Assistant Secretary
John Genter – Assistant Secretary

thus, constituting a quorum. Secretary Ron Meyer was absent.

Also present at the meeting were Hunter Hudson and Jeniffer Concienne with Willatt & Flickinger, PLLC, Andrea Wyatt and Mark Kestner with Murfee Engineering, Ronja Keyes with Inframark and Allen Douthitt with Bott & Douthitt, PLLC.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC, President Dennis Daniel and residents Sandy Lake, Pattie Webster, Debbie Henley and Leslie Daniel.

3. PUBLIC COMMENTS

Sandy Lake inquired about the pond near Mary Elise trail. She asked if the District's landscaper sprays that area for weeds, as the pond area looks bad. Manager Ronja Keyes will ask Zane Furr if he sprays for weeds and will then follow-up with Sandy Lake. Sandy Lake stated that if the District does not spray for weeds, the HOA landscaper can do it.

4. MINUTES OF PRIOR MEETINGS

Motion was made by Assistant Secretary John Genter and seconded by Vice President Terri Purdy to approve the March 21, 2023 meeting minutes as presented. The motion carried unanimously.

5. UPDATES REGARDING REUNION RANCH HOA MATTERS

Sandy Lake reported that the HOA has approval of the contract for location of the effluent lines with the contractor that will work on the system. The HOA would like President Dennis Daniel to participate in this project with the HOA. President Daniel advised that he would.

6. FINANCIAL REPORTS AND REQUEST FOR AUTHORIZATION FOR PAYMENTS OF BILLS

Bookkeeper Allen Douthitt discussed the financials with the Board. The District is spot on with revenues and has positive yields due to interest rates. Year to date, the District's budget looks good. There was discussion on the District's budget versus actual. President Dennis Daniel inquired about the engineering fees. Engineer Mark Kestner will look into the fees that have been charged to the District. President Dennis Daniel asked that he bring billing information to the next board meeting for discussion. Bookkeeper Allen Douthitt discussed check fraud that is going around in general. Based on that fraud, the check numbers will be removed from the bookkeeper's report going forward. Secretary Ron Meyer's per diem will be voided due to his absence. After discussion of the financials, motion was made by Assistant Secretary Gary Grass and seconded by Assistant Secretary John Genter to approve payment of the invoices and per diems and authorize the fund transfers as discussed. The motion carried unanimously.

7. PUBLIC HEARING ON WATER/WASTEWATER RATE INCREASE

President Dennis Daniel opened the public hearing on the rate order. Hearing no comments, President Daniel closed the public hearing.

8. ORDER ESTABLISHING WATER AND WASTEWATER SERVICE RATES, CHARGES, TAP FEES AND SOLID WASTE DISPOSAL/RECYCLING FEES AND ADOPTING GENERAL POLICIES WITH RESPECT TO THE DISTRICT'S WATER, WASTEWATER AND DRAINAGE SYSTEMS

President Dennis Daniel stated that the proposed rate order includes a 4% increase to the water and wastewater rates only. Assistant Secretary Gary Grass discussed the proposed rate order increase that includes building up the non-routine maintenance reserve. The proposed increase will be a little under \$6.00 per homeowner. With this recommended 4% increase across the board, the reserve can be met in about eight years. President Dennis Daniel noted that the District has not had a rate increase since 2012. Assistant Secretary John Genter noted that the communication to the community on the proposed rate increase was great. He thanked Vice President Terri Purdy for her efforts. Assistant Secretary John Genter stated that it would be a great tool to have the average water use in the community so that it can be discussed at the

upcoming community event, along with the Flume information. After discussion, motion was made by Assistant Secretary Gary Grass and seconded by Vice President Terri Purdy to approve the Rate Order as presented. The motion carried unanimously.

9. ITEMS FROM THE BOARD

- a. Requests for common area modifications
- b. Variances to Drought Contingency Plan requirements
- c. Committee Reports
 - i. Communications
 - ii. Utility Operations
 - iii. Land Use & Water Quality
 - iv. Finance, Budget & Audit
 - v. Water Conservation & Drought Management
 - vi. Operations Contract Review
 - vii. Wastewater Effluent Reuse

There were no committee reports to discuss.

10. ENGINEER'S REPORT AND REQUESTED APPROVALS

- a. Wastewater treatment plan
 - i. Wastewater Flows and Trends
 - ii. Odor Control
 - iii. Noise Issues and Abatement Options
 - iv. Effluent Irrigation Improvements and Authorizations
 - 1. MEC proposal for re-bidding contract
 - v. MEC proposal for renewal of TLAP
 - vi. Mapping of effluent irrigation system
- b. Water Supply and Distribution System
- c. Stormwater and Water Quality System
- d. Emergency Management Plan(s)
- e. Long-term Improvements and Asset Management Plan
- f. Approvals Related to Ongoing Construction Contracts
- g. Approvals to Upcoming Construction Contracts

Engineer Mark Kestner reported on the engineer's report as included in the agenda package.

There were detailed discussions on the effluent quality and permitted limits. Murfee has been on-site with Inframark to test the BOD. The first round of testing was not too good. Increased sampling would be a good start and maybe some tweaks to the wastewater plant itself. Inframark's operator was unaware of the two different types of limits for the BOD. The issue appears to be a check valve malfunction. Engineer Andrea Wyatt explained that the check valve was leaking into the chamber. Vice President Terri Purdy noted that the wastewater plant should not be tweaked if it is a valve issue. Manager Ronja Keyes stated that the check valve has been replaced. Assistant Secretary John Genter inquired about a checklist for freeze events. Manager Ronja Keyes advised that they have a checklist they follow. Engineer Andrea Wyatt stated that

another possibility would be to use an additional catch container if the check valve continues to be an issue. Assistant Secretary John Genter discussed any risks when the HOA comes online to use the effluent. There was discussion of obtaining spare parts so that the District will be able to continue to provide effluent to the HOA if any parts fail. President Dennis Daniel stated that if the BOD is over 3, the District has a problem. The District has been discussing this for months and needs to be tight on the operations. There needs to be better communication for this to work going forward. Engineer Andrea Wyatt will make small changes to the bid documents for the effluent reuse project. The notice will be published on April 20th and 27th. A schedule of events will be provided as soon as possible. There was discussion of moving the regular board meeting to May 23rd so that the bids can be reviewed and the contract awarded in that timeframe.

Engineer Mark Kestner then discussed the proposals for the TLAP renewal and Lead and Copper Rules. The new Lead and Copper Rule compliance is required by the TCEQ. This should be painless for the District due to the type of infrastructure that it has. They will push for extended sampling and coordinate with Inframark. President Dennis Daniel inquired about the sampling and lab fees, to which Engineer Mark Kestner advised would be a few thousand dollars. Engineer Andrea Wyatt will put a database together that includes all the customers for this project. After discussion, motion was made by Assistant Secretary Gary Grass and seconded by Assistant Secretary John Genter to approve the TLAP renewal proposal as presented. The motion carried unanimously. Motion was then made by Assistant Secretary Gary Grass and seconded by Assistant Secretary John Genter to approve the Lead & Copper Rules proposal as presented. The motion carried unanimously.

11. OPERATIONS AND MAINTENANCE REPORT AND REQUESTED APPROVALS

- a. Administrative
- b. Wastewater treatment plant and effluent subsurface irrigation
- c. Wastewater collection system
- d. Water distribution system
- e. Stormwater conveyance and pond maintenance
- f. Customer matters, complaints, reports and updates
- g. Customer billing and delinquencies; Resolution Approving Central Bank's Electronic Lockbox Payment Services for District Customers
- h. Authorizations for expenditures related to contracts, repairs, replacements, operation improvements and maintenance
- i. Emergency notifications
- j. Storm cleanup on District assets and irrigation fields

Manager Ronja Keyes presented the Executive Summary as included in the agenda package.

Assistant Secretary Gary Grass discussed the pond reports. In regard to the Windmill pond, he asked who monitors the fountain in the pond. Manager Ronja Keyes advised that Inframark monitors it. President Dennis Daniel asked if Inframark is testing it or doing any data collection to see if the fountain is effective. Manager Ronja Keyes will contact Aquatic Features

to see if it appears to be effective. Engineer Andrea Wyatt noted that if the sludge level is being monitored and is not increasing, the fountain is most likely effective. President Daniel would like to see a monitoring plan to see what needs to be budgeted for and would like to have that information by July. Assistant Secretary John Genter inquired about the circle depicted on the inspection report for the wet ponds. Manager Ronja Keyes was not sure but will check on it.

President Daniel stated that he appreciates the new charts and rolling data that has been included in the reports.

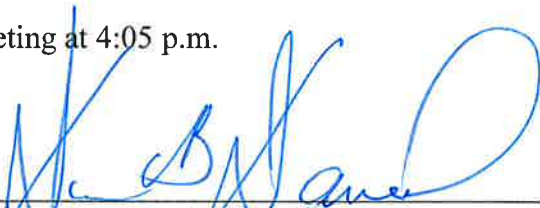
Manager Ronja Keyes followed up on the text notification for emergencies. She believes IRIS will be a good platform to use and will provide additional information to Vice President Terri Purdy prior to the next board meeting.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

Attorney Bill Flickinger stated he had nothing to report.

11. ADJOURN

Vice President Terri Purdy adjourned the meeting at 4:05 p.m.



Dennis B. Daniel, President
Reunion Ranch WCID

ATTEST:



Ronald F. Meyer, Secretary
Reunion Ranch WCID

[SEAL]