

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 February 18, 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 B. Daniel – President  
John Genter – Vice President  
Gary Grass – Secretary  
Mark Olson - Assistant Secretary  
Eric Hart – 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, Dragan Sonnier, ElizaBeth Reeves and Gerald Connell with Inframark and Chris Rosales with Murfee Engineering Company.

Attending via Zoom were Bill Flickinger with Willatt & Flickinger, PLLC, Allen Douthitt with Bott & Douthitt, PLLC and HOA representative/resident Eric Knustrom and resident Sandy Lake.

3.     PUBLIC COMMENTS

No public comments were made.

4.     MINUTES OF PRIOR MEETINGS

There were revisions to the minutes for the January 23<sup>rd</sup> meeting held at 3:00 p.m. After discussion, President Dennis Daniel entertained a motion.

**Motion: Approve the special board meeting minutes of January 23<sup>rd</sup> at 10:30 a.m. as presented.**

**Motion by: Vice President John Genter  
Second by: Assistant Secretary Eric Hart  
The motion carried unanimously.**

**Motion: Approve the special board meeting minutes of January 23<sup>rd</sup> at 3:00 p.m. as revised.**

**Motion by: Secretary Gary Grass  
Second by: Assistant Secretary Mark Olson  
The motion carried unanimously.**

5. UPDATES REGARDING REUNION RANCH HOA MATTERS

Vice President John Genter reported that he attended the last HOA board meeting and they are planning on installing mulch at the playgrounds. HOA Representative Zach Horn will be leading the 210 irrigation projects for the HOA. The HOA will be holding off on plantings until a status update is provided on the 210 conversion.

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

Bookkeeper Allen Douthitt reported on the District's financials through December, as well as the Quarterly Investment Report. As the Board will recall, last month Inframark had a large maintenance invoice and the Finance, Budget & Audit committee met to review it and authorized its payment. There were adjustments made in connection with the 210 irrigation project and engineering costs from October through present. After the adjustments, the budget is back in line. The District's revenues are tracking well. President Dennis Daniel discussed the memorandum provided by Manager Dragan Sonnier on maintenance costs. Manager Dragan Sonnier discussed his memorandum with the Board and the January expenses. February's budget is looking good. Operations Manager Gerald Connell reported that the bar screen will be pulled next week, which will be a big-ticket item. As discussed previously, the bar screen is not working properly due to the rags in the system. In the future, the District should budget for these emergency maintenance issues. There was additional discussion of the process to pulling the bar screens and cleaning out the rags, along with the expected life of the system.

Secretary Gary Grass inquired about a District pond that is only filled about 50% and asked if the District should be concerned about its level. Operations Manager Gerald Connell advised that he would take a look at the pond and get back with him.

Bookkeeper Allen Douthitt discussed the District's tax collection report as provided by Hays County. As of December, the District is 22% collected, which is around the average for Hays County. The District's required bond payments were made last month as well.

After discussion, President Dennis Daniel entertained the following motion:

**Motion: Approve the District's financials and authorize payment of vendor invoices, per diems and bond payments and authorize the fund transfers as discussed, except for payment to the LCRA.**

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

Vice President John Genter entertained the following motion:

**Motion: Ratify and confirm payment to the LCRA as previously approved by Secretary Gary Grass.**

**Motion by: Vice President John Genter  
Second by: Secretary Gary Grass  
President Dennis Daniel abstained. The motion carried.**

President Dennis Daniel entertained the following motion:

**Motion: Approve the Quarterly Investment Report as presented.**

**Motion by: President Dennis Daniel  
Second by: Assistant Secretary Eric Hart  
The motion carried unanimously.**

7. ITEMS FROM THE BOARD

- a. Requests for common area modifications
- b. Variances to Drought Contingency Plan requirements
- c. Overall plan to improve wastewater plant efficiency and effluent irrigation
- d. Professional Services Agreement with Municipal Operations & Consulting, LLC
- e. Professional Services Agreement with Inframark, LLC
- f. Committee Reports
  - i. Communications
  - ii. Operations
  - iii. Land Use & Water Quality
  - iv. Finance, Budget & Audit
  - v. Water Conservation & Drought Management
  - vi. Contractors' Review

Items 7a & b were not discussed.

Item 7c relating to the overall plan to improve wastewater plant efficiency and effluent irrigation was discussed by Engineer Chris Rosales. Solicitation of bids was conducted for the Phase I project, which will need to be rejected and rebid due to being too high. Engineer Chris Rosales stated that they plan to redesign the electrical conducts for that project, which will be a cost savings. Inframark was asked to price some the items for this project as well. The invoice for the pump skid that was delivered has been received and will need consideration. The end goal is to have Phase I up and running by Memorial Day or latest May 31<sup>st</sup>. President Dennis Daniel asked what is the minimum that needs to be accomplished to be able to provide effluent to the HOA by the May 31<sup>st</sup> deadline. Setting the skid pump, and installing the line and connecting plumbing, which is currently under contract and then running power to the system and connecting it is what will need to be accomplished. President Dennis Daniel would like to focus on the minimum needs and then bring a package back and bid out the balance of the work. This route will allow some of the effluent to be used this summer, which will be greatly needed. Engineer Chris Rosales reported on some items that could be delayed include existing controls, make-up water, decommissioning of the existing skid and some of the piping. Operations Manager Gerald Connell reported that he submitted information today for some of the plumbing and should have some bids back next week for review.

After discussion, President Dennis Daniel entertained the following motions:

**Motion: Authorize payment to Dynamics Pump Solutions for the pump skid as presented.**

**Motion by: Secretary Gary Grass**

**Second by: Assistant Secretary Eric Hart**

**The motion carried unanimously.**

**Motion: Authorize the Operations Committee to work with the District's engineer to configure and issue the 210 irrigation improvement contracts for the minimum amount of work necessary to have the station operational by May 31<sup>st</sup>.**

**Motion by: President Dennis Daniel**

**Second by: Secretary Gary Grass**

Before the vote, Assistant Secretary Mark Olson asked if this process will save the District money or cause the District to spend more money in the future. President Dennis Daniel stated that this will allow the engineer to look at a much less expensive control scheme basically a low voltage scheme instead of high voltage and to see if the District has the ability to do that. Again, the minimum amount of work should include getting the power connected with a hand switch, the skid set on the slab and connect the plumbing. As noted earlier, some of the plumbing is being done now, but the skid will need to be connected to the plumbing. There was discussion of the process and timing if a contract is over the \$150,000 threshold. Secretary Gary Grass discussed irrigation with effluent and make-up water. Vice President John Genter noted that drought Stages 2 and 3 are likely to be implemented soon. The District will not be able to provide water for irrigation in Stage 3 unless it is effluent. Engineer Chris Rosales noted that the LCRA grant was received back in November.

President Dennis Daniel called for a vote on his motion above.

**The motion carried unanimously.**

President Dennis Daniel stated that the District just spent enough money on the 210 project and asked that Engineer Chris Rosales pull the documentation and send it to the LCRA. Secretary Gary Grass asked about any other grants available. Engineer Chris Rosales will check on any other available grants that the LCRA might offer.

Attorney Bill Flickinger noted that the Board will need to reject the single bid by Austin Engineering for the Phase I portion of the 210 irrigation improvements.

Residents Sandy Lake and Eric Knustrom joined the meeting at this time.

After discussion, President Dennis Daniel entertained the following motion:

**Motion: To reject the single bid received by Austin Engineering for Phase I of the 210 irrigation improvement project.**

**Motion by: President Dennis Daniel**  
**Second by: Vice President John Genter**  
**The motion carried unanimously.**

President Dennis Daniel reported that Items 7d & e regarding the District's professional services agreements are still in progress and no further discussion was had.

Assistant Secretary Mark Olson discussed sending out a joint message with the HOA regarding the construction of another trail. This trail is located by the drainage ditch near the detention pond, which is causing significant erosion due to rocks being piled up. This area will need to be repaired back to its original condition. This trail construction appears to be more significant than the others thus far. There will need to be coordination between the HOA and District if a resident wants to do anything in the greenbelts. Assistant Secretary Mark Olson noted that the last trail cost the District \$1,500 to get cleaned up and he will provide that monetary information in the upcoming correspondence to the residents. Vice President John Genter stated that he has learned a lot of information since being on the Board and believes that communication to residents is very helpful and educational. Assistant Secretary Mark Olson would like President Dennis Daniel to provide him with information on common area modifications. President Dennis Daniel advised that he will create an ad hoc committee of himself and Assistant Secretary Mark Olson to work on communications only for common area modifications with trails being the focus. President Dennis Daniel advised that he walked this trail and its construction created a low spot with erosion that has degraded trees. This is the beginning of a major issue. President Dennis Daniel would like to walk the trails with the HOA's Board President.

Secretary Gary Grass discussed the HOA refreshing the mulch at two playground areas. The mulch was dumped near one of the playground areas and the contractor will use equipment to get the mulch moved in place. This is not a violation of the District Rules if the material does not

get into the storm drains and the mulch stays on the sidewalks or turf. In the future, Secretary Gary Grass would ask the HOA to allow the WCID to review its plans ahead of time before the announcement to the residents on the schedule of events and would like to work together on these types of projects. Vice President John Genter noted that the area needs silt fencing around the drains as it is going to rain today and no runoff occurs. HOA representative Eric Knustrom stated that he stressed to the vendor that they will need to handle all the erosion controls. Secretary Gary Grass advised there was no erosion control covering the drains at Jayne Cove and if any material entered the drains, the vendor would need to pay the cost for cleanup. Operations Manager Gerald Connell advised he will send someone out today to inspect the area. Eric Knustrom stated that any issues that violate the District's Rules, will be handled by the vendor and will be held accountable. In connection with the mulch being delivered in this manner, Eric Knustrom wanted to get it done due to possible liability purposes. President Dennis Daniel noted that going forward the Land Use & Water Quality committee can approve these types of projects if they choose to do so, however, if the committee feels the entire Board needs to make the decision, then that can be done as well. Eric Knustrom inquired about the District's facilities in the areas where the mulch was or will be placed. The District's facilities include the drain at Jayne Cove and storm drains and the turf near the ridge. The water quality portion is the District's responsibility. Eric Knustrom advised that the areas in question have been deeded to the HOA, therefore it is the HOA's property. There was discussion regarding the blanket easement the District has on the HOA property. President Dennis Daniel reported that there is no erosion control installed on the inlet or street that he observed on his way to today's board meeting. Eric Knustrom will send the plan for the ridge delivery to the committee for approval. He will also stress to the vendor the importance of the erosion controls.

President Dennis Daniel included the combined storage projects chart in the agenda package. In March, the LCRA will most likely go into Stage 2 Watering Restrictions. Once that happens, the District will need to provide the appropriate correspondence to the residents.

8. ENGINEER'S REPORT AND REQUESTED APPROVALS

- a. Operational – Water, Wastewater, Water Quality and Drainage Plant
- b. Utility Data Trends Analysis
- c. Emergency Management Plan(s)
- e. Long-term Improvements and Asset Management
- f. Approvals Related to Ongoing Construction Contracts
- g. Approvals to Upcoming Construction Contracts

Engineer Chris Rosales reported on the District's water conservation plan. The LCRA noted that the District's plan and the information at the TWDB has a discrepancy. The District's plan shows an estimate of 3.43 people per LUE, but the TWDB shows a different number. After he reviews the information carefully, the District may need to update its plan.

The water usage and flows are typical at this time. The BOD and turbidity levels have decreased once again from previous month's data. President Dennis Daniel noted an uptick on plant flows and asked for it to be watched. This is an early indicator that something may be amiss.

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. Wastewater collection system
- e. Water distribution system
- f. Stormwater conveyance and pond maintenance
- g. Customer matters, complaints, reports and updates
- h. Customer billing and delinquencies; charges to builders
- i. Authorizations for expenditures related to contracts, repairs, replacements, operations improvements and maintenance

Manager Dragan Sonnier discussed the manager's report as included in the agenda package.

After a review of Inframark's budget allocations, Manager Dragan Sonnier advised that an amendment might be necessary. Budget vs. actual costs were discussed from 2020 through 2025 current allocations. President Dennis Daniel noted that during 2020 and 2021 a lot of sludge was hauled which increased the costs and the District should not have to do that in the future. The actual costs for those two years should be lowered for a better average. After review and discussion, the average costs should be around \$197,000.

Secretary Gary Grass discussed the pond levels. Operations Manager Gerald Connell advised he was not aware of an issue but would check it out. Recently, there has not been enough rain to keep it full. President Dennis Daniel noted that the District has four wet ponds and droughts are not good for wet ponds.

Manager Dragan Sonnier reported that during an inspection, an air leak was identified on the blower line to SBR 1. This leak was likely due to the expansion of an aging pipeline and has been repaired.

There was discussion of the power outage that occurred in the District. The generator activated during the power outage which ensured continued operations. Notifications were sent to all residents. However, Inframark is reviewing the notification gap to ensure timely alerts to on-call personnel in the future.

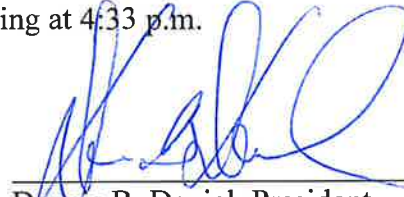
Manager Dragan Sonnier discussed erosion control concerns. Inframark contacted the resident and requested that they coordinate with their contractor to erect proper erosion control measures. As a result of that communication, silt fencing has been installed. Additionally, Inframark requested an additional deposit to cover any potential erosion control issues and the resident is disputing that request as it was not discussed during the onsite meeting. Given that issue, Inframark will make any repairs at no cost to either the resident or District. President Dennis Daniel noted that no silt fencing has been erected on the path. The erosion control needs to be added or the area should be restored. Operations Manager Gerald Connell advised that erosion control should be erected even if the area is being restored.

10. ATTORNEY REPORT AND REQUESTED ACTIONS

Attorney Bill Flickinger had nothing to report.

11. ADJOURN

President Dennis Daniel adjourned the meeting at 4:33 p.m.



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Dennis B. Daniel, President  
Reunion Ranch WCID

ATTEST:



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Gary Grass, Secretary  
Reunion Ranch WCID  
[SEAL]