

Status Update on Gated Reunion Reserve

Lots are sold and the sub-HOA is managing the common areas. Heyl and Nalle Custom Homes own the balance of the lots and are building homes as quickly as they can find buyers.

Hopefully everything will be finished in 12 to 18 months.

Thanks,
Frank Krasovec

MURFEE ENGINEERING COMPANY, INC.

Texas Registered Firm No. F-353
1101 Capital of Texas Hwy., South, Bldg, D
Austin, Texas 78746
(512) 327-9204

M E M O R A N D U M

DATE: March 10TH, 2022
TO: BOARD OF DIRECTORS – REUNION RANCH WCID
FROM: Andrea Wyatt, P.E.
RE: Engineer's Report – March 2022
CC: Mike Moyer – Taylor Morrison
Bill Flickinger – Willatt & Flickinger

MEC File No. : 12002.110

Wastewater Flows and Projections

Attached is an updated figure tracking wastewater flows to the existing WWTP vs. projections and permit milestones. This figure includes calculated wastewater flow values produced per household.

WWTP Expansion

The odor control unit panel was installed and the system startup occurred on the 3rd; it is in operation. The water pump arrived on site this week and the contractor plans to install it by early next week. Some of the disconnect switches have arrived, however, two are backordered and no delivery date has been provided. The remaining items include trouble shooting the effluent weir, and installing the water pump, and installing the available disconnect switches.

Odor Control at WWTP

As mentioned in the previous section, the odor control unit has been completed and in operation. The odor at the WWTP has been minimal since the new treatment system became operational. Odors will be evaluated during the summer to determine if the odor control unit at the influent lift station is sufficient. The dumpster holding the dewatered solids does not currently have a cover in place due to the container options available from the sludge hauling company. MEC is investigating alternative options.

210 Irrigation

LCRA granted the District \$100,000 for the 210 project construction. The effluent sampling for E. coli and turbidity should be started, the results should be passed to MEC.

MEC is waiting on obtaining updated skid drawings from manufacturer that are more congruent with the electrical panel layout. Once we receive the updated design, MEC can finalize the drawings.

Texas Senate Bill No. 3 – Emergency Preparedness Plan

MEC submitted the EPP on February 22nd, 2022 to the TCEQ. TCEQ has 90 days to respond with comments, questions, or requests for information.

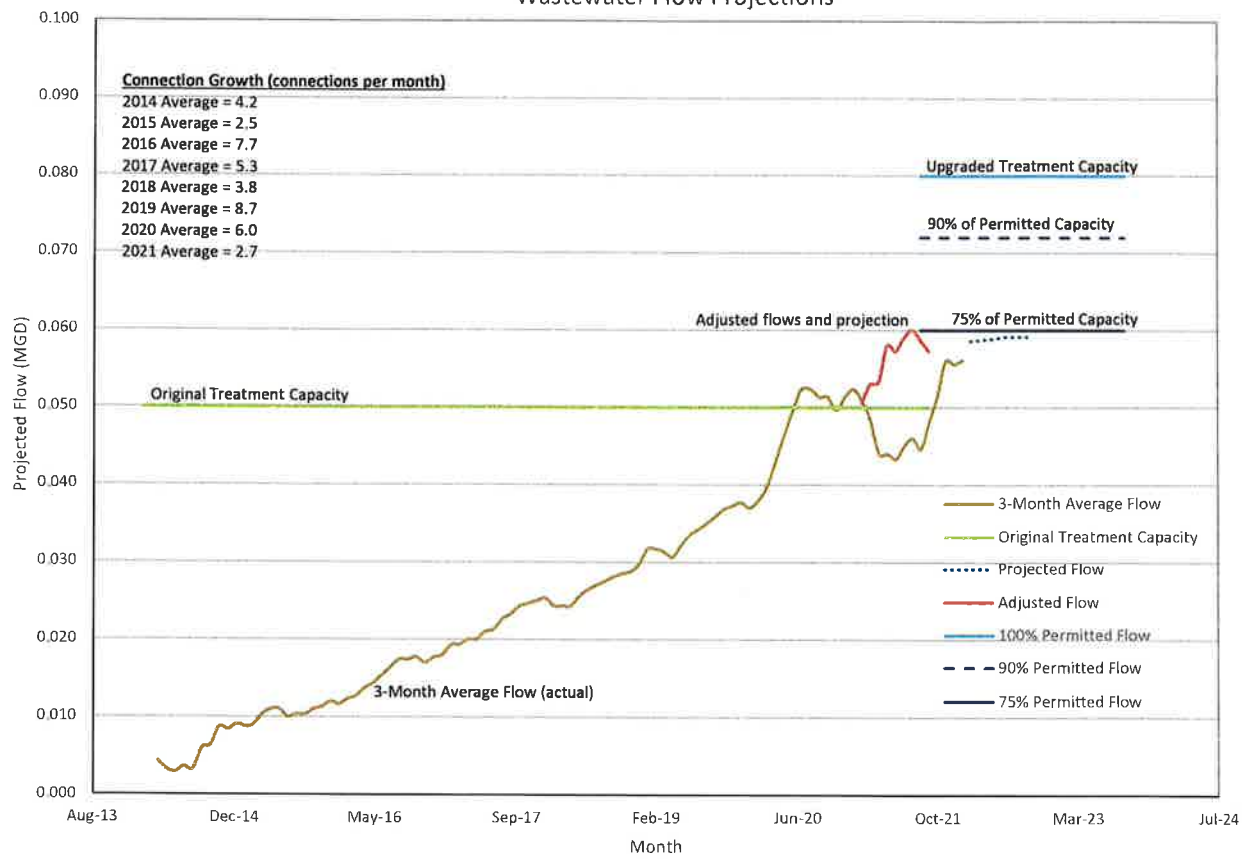
Capital Improvements/Maintenance for Fiscal Year 2022

Several items were included in the budget for this year, a table of the projects is included on the following page.

Project	Description	Original Budget	Actual Contract Cost	Cost to Date	Estimated Start	Estimated Completion	Additional Notes
Mary Elise Pond Aerator	Install a pond aeration system at the pond off of Mary Elise Way, will require running electricity to the pond.	\$10,000.00	\$ 4,825.00 for Aerator \$ 10,000.00 for electrical work		May-22	Jul-22	
Mary Elise Pond Pedestrian Access	Install a better walking surface in the maintenance access easement, this would likely be done by bringing in smaller gravel to fill in the spaces around the rip rap down the center of the drive for a width of about 3'.	\$2,500.00			Mar-22	May-22	Cost information for this effort is forthcoming.
210 Irrigation Skid Installation	Install a pump skid capable of providing effluent to the various irrigation areas in the District, including associated engineering efforts.	\$130,000.00			May-22	Sep-22	LCRA grant was approved for \$100,000. The pump skid supplier has provided drawings.
SADDs Skid Cover	Inframark's contractor to install a cover over the SADDs Skid to protect the equipment from weather.	\$5,000.00	\$8,000.00		Feb-22	May-22	Cost presented at February Board meeting. Cost increase due to materials cost increases.
WWTP Odor Inspection	Use 3rd party odor consultant to evaluate the odor at and around the WWTP during the peak odor season.	\$10,000.00			Jul-22	Aug-22	We will request a new quote from the subconsultant for this work in May.
Wet Ponds Solids Assessment	Aquatic Features will evaluate the volume of solids in the wet ponds and make a recommendation about solids removal.	\$2,100.00	\$1,200.00		Jul-22	Aug-22	

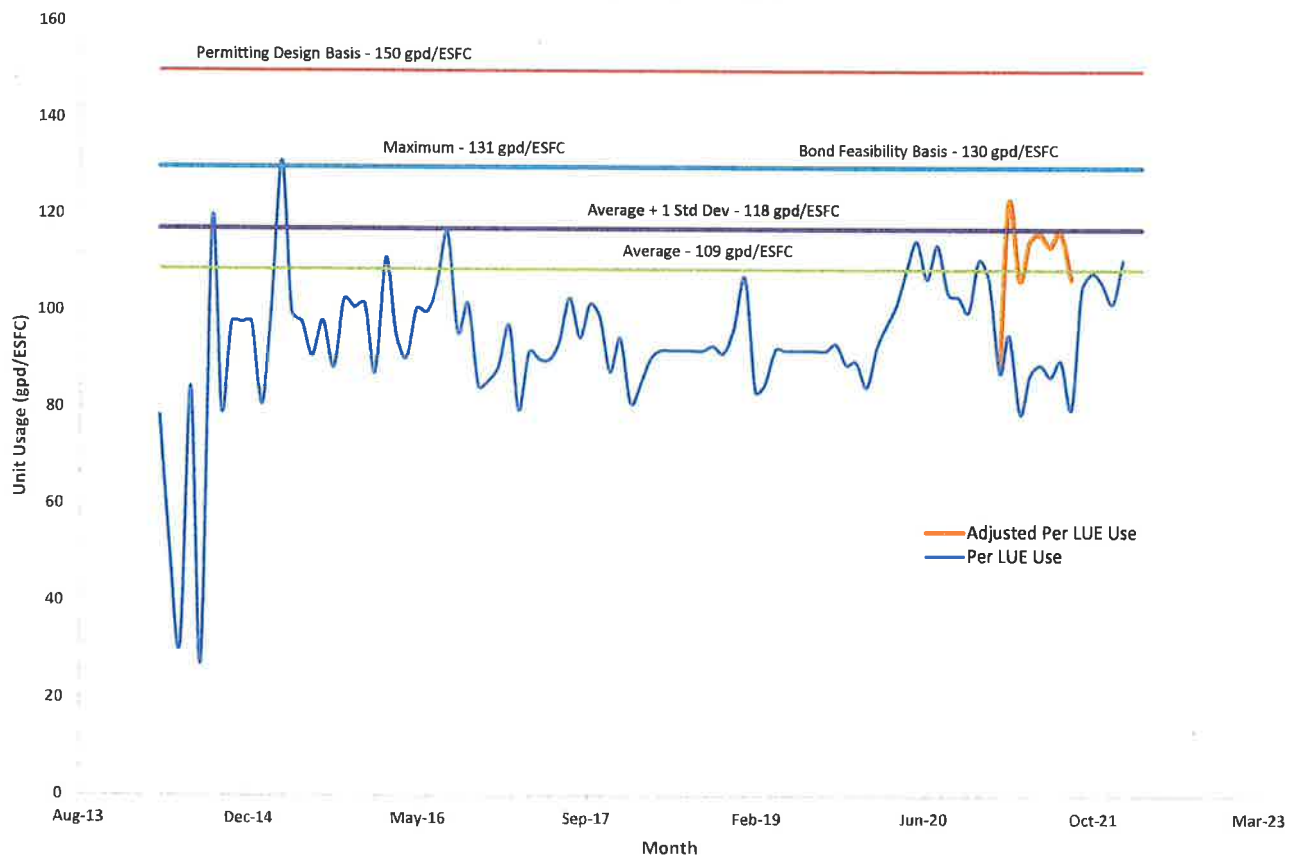
Murfee Engineering Company, Inc.
 Texas Registered Firm No. F-353
 1101 Capital of Texas Hwy., S., Bldg. D
 Austin, Texas 78746

Reunion Ranch WCID Wastewater Flow Projections



Murfee Engineering Company, Inc.
Texas Registered Firm No. F-353
1101 Capital of Texas Hwy., S., Bldg. D
Austin, Texas 78746

Reunion Ranch WCID WWTP Unit Usage Analysis



MURFEE ENGINEERING COMPANY, INC.

Texas Registered Firm No. F-353
1101 Capital of Texas Hwy., South, Bldg, D
Austin, Texas 78746
(512) 327-9204

M E M O R A N D U M

DATE: March 10th, 2022
TO: BOARD OF DIRECTORS – REUNION RANCH WCID
FROM: Andrea Wyatt, P.E.
RE: Guidance for Reviewing Modifications to the Common Areas
CC: Ronja Keyes – Inframark
Bill Flickinger – Willatt & Flickinger

MEC File No.: 12002.102

The Reunion Ranch Water Control and Improvement District is responsible for operating and maintaining the “water, sewer, drainage, flood control, water quality, park and recreational facilities, [...] road construction, street and security lighting, and any and all work that a water control and improvement district may engage in [...]”. This means that the District has authority over modifications to common areas, in addition to the other authorities that the District has. Common areas cover approximately 301 acres of the development, per the development agreement, and are set aside for use as “parkland, playgrounds, open space, greenbelts, trails, entry and landscaping amenities, irrigation areas, mitigation areas, conservation easements, water quality and stormwater detention facilities, re-irrigation areas, utility infrastructure, and similar uses”. The development agreement sets some limitations to improvements within the district including:

1. Maximum impervious cover of 15% in the recharge zone and 20% in the contributing zone;
2. Buffer zones of 300 ft along either side of the centerline of Bear Creek and 100 ft along either side of the centerline of the waterway near the District entrance;
3. The use of native plant species throughout the District;
4. Applicable TCEQ regulations regarding protection of the Edwards Aquifer (30 T.A.C. 213); and
5. Maintain current water quality through water quality control features.

Generally speaking, the District is concerned any modifications to the common areas that increase the impervious cover, modify drainage, or pose a risk to the waterways/groundwater. Additionally, modifications that impact the District’s ability to maintain or access the various facilities should be scrutinized. The following checklist covers the basic items needed to review any plans for modifications:

- Project location
- Proposed change to impervious cover (prefer net zero change)
- Proposed changes to vegetation
- Proposed changes to grading

Even if a project does not include any changes to impervious cover, vegetation, or grading, it must be submitted for review by the district to ensure that it does not impact access to any of the district facilities. Things that could impact access include:

- Changes to vegetation
- Changes to paths
- Addition of fences

**UTILITY CONVEYANCE AGREEMENT BETWEEN
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT
AND
TAYLOR MORRISON OF TEXAS, INC.**

This Agreement is made and entered into by and between Reunion Ranch Water Control and Improvement District, (the “District”) and Taylor Morrison of Texas, Inc., a Texas corporation, (herein the “Developer”).

WITNESSETH:

RECITALS

Developer is a developer of land within the District’s service area for residential purposes, and, in connection therewith, Developer has entered into the following construction contract (hereafter called the “Construction Contract”):

A contract between Taylor Morrison of Texas, Inc. and Excel Construction Services, LLC dated September, 2020 for the construction of the Reunion Ranch Wastewater Treatment Plant Expansion pursuant to the Contract Documents and Specifications sealed on July 31, 2020 and prepared by Murfee Engineering Company, Inc. and Construction Plans sealed on September 21, 2020 and prepared by Murfee Engineering Company, Inc.

The plans and specifications described above are hereafter referred to as the Plans and Specifications. The Developer wishes to convey and District wishes to take title to the facilities, which are the subject of the construction contract (the “Facilities”).

Agreement

For and in consideration of the premises and of the mutual obligations, covenants, and benefits hereinafter set forth, District and Developer contract and agree as follows:

1. **Sale and Purchase.**
 - (a) **Sale.** Developer hereby sells, conveys, transfers, and delivers to District all of the Facilities free and clear of all liens, claims, encumbrances, options, charges, assessments, reservations, or restrictions. The Facilities being conveyed hereby are more completely described in the Plans and Specifications, copies of which have been filed with District and which are incorporated herein by reference.

2. **Assignment.** Developer hereby assigns all of its rights under the Construction Contract to District and agrees to make provision for the transfer of the performance and payment bonds, and guarantees and warranties executed by the contractor and all other rights of Developer pursuant to the provisions of the Construction Contract.

3. Representation by Developer. Developer represents to District that:

(a) Title. All the properties of Developer covered by this Agreement are hereby conveyed to District, free and clear of all liens, claims, encumbrances, options, charges, assessments, reservations, and restrictions.

(b) Rights-of-Way, Easements, Etc. All plats of any subdivision to be served by the Facilities have been filed for record. Developer represents that said plats provide easements, rights-of-way, franchises, licenses, and permits which are adequate and sufficient to permit District to operate that part of the Facilities which were constructed by Developer within said subdivisions, and any easements, rights-of-way, franchises, licenses, and permits held by Developer in connection therewith are hereby transferred to the District whether or not expressly described herein.

(c) Approval by District. Developer has had all construction plans and specifications for the Facilities approved by the District.

(d) Possession. Developer is in possession of the Facilities and no objection to the location or use of the Facilities or adverse claims of title to the lands, easements, rights-of-way, licenses, permits, or leases on which the Facilities are situated is presently being asserted by any person or persons.

(e) Legal Proceedings. There are no actions, suits, or proceedings pending or, to the knowledge of Developer, threatened or affecting the properties to be sold hereunder and there are no pending condemnation proceedings of which Developer is aware and connected with the Facilities or other properties to be conveyed hereunder.

(f) Authorization. This Agreement, the transactions contemplated herein, and the execution and delivery of this Agreement have been duly authorized by Developer.

(g) No Violation of Other Contracts. This Agreement, and the warranties, representations, and covenants contained herein, and the consummation of the transactions contemplated herein will not violate or constitute a breach of any contract or other agreement to which Developer is a party.

4. Expenses. Each party shall pay its own expenses incident to carrying this Agreement into effect and consummating all transactions contemplated hereby. All ad valorem or property taxes applicable to the properties transferred by the terms hereof to the date of this Agreement shall be the obligation of Developer.

5. Further Assurances. Developer agrees that from time to time and upon the request of District, Developer will execute and deliver such other instruments of conveyance and transfer

and take such other action as may be reasonably required to more effectively convey, transfer to, and vest in District and to put District in possession of all of the Facilities conveyed, transferred, and delivered hereunder, and, in the case of contracts and rights, if any, which cannot be transferred effectively without the consent of other parties, to obtain such consents and take such other action as may be reasonably necessary to assure to District the rights and benefits thereof.

6. Representations Survive Conveyance. The agreements and representations made by the parties to this Agreement shall survive the conveyance of the Facilities.

7. Miscellaneous. This Agreement shall be governed by, and constructed in accordance with, the laws of the State of Texas and can be changed or terminated only by an agreement in writing signed by the parties hereto. This Agreement embodies the entire understanding between the parties and there are no prior effective representations, warranties, or agreements between the parties.

WITNESS the execution of this Agreement in multiple counterparts, each of equal dignity, as of the 15th day of March, 2022.

REUNION RANCH WATER CONTROL AND
IMPROVEMENT DISTRICT

Dennis Daniel, President
Reunion Ranch WCID

ATTEST:

Ronald F. Meyer, Secretary
Reunion Ranch WCID

[SEAL]

TAYLOR MORRISON OF TEXAS, INC.,
a Texas corporation

Michael Slack, Vice President

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on March 15, 2022, by Dennis Daniel, as President of Reunion Ranch Water Control and Improvement District.

Notary Public, State of Texas

[SEAL]

Typed or Printed Name
My Commission Expires: _____

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on March ____, 2021, by Michael Slack, as Vice President of Taylor Morrison of Texas, Inc., a Texas corporation, on behalf of that corporation.

Notary Public, State of Texas

[SEAL]

Typed or Printed Name
My Commission Expires: _____

**Reunion Ranch
Water Control and
Improvement District**

**Agreed-Upon Procedures Report
of Reimbursable Costs
\$7,050,000 Unlimited Tax Bonds,
Series 2020 Use of Proceeds and of
Reimbursable Bond Surplus Funds**

Independent Accountants' Report on Applying Agreed-Upon Procedures

To the Board of Directors of
Reunion Ranch Water Control and Improvement District

Dear Board Members:

We have performed the procedures enumerated below solely to assist you with respect to reimbursable costs to be paid from the proceeds of the \$7,050,000 Reunion Ranch Water Control and Improvement District (the "District") Unlimited Tax Bonds, Series 2020, and bond surplus funds, as set forth in the accompanying Schedules A and B. The District's management is responsible for the District's accounting records.

The District has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of the requirements set forth by the Texas Commission on Environmental Quality (the "TCEQ"). This report may not be suitable for any other purpose. The procedures performed may not address all items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures are as follows:

1. Information for the use of the proceeds was obtained from the TCEQ order dated October 14, 2020 approving the \$7,050,000 Reunion Ranch Water Control and Improvement District Unlimited Tax Bonds, Series 2020, which included the interoffice staff memorandum. Information for the amount of bond surplus funds was obtained from supporting documentation. Information for costs previously paid from Series 2020 bond proceeds and bond surplus funds was obtained from the Report on Applying Agreed-Upon Procedures related to the Series 2020 bonds and bonds surplus funds dated December 15, 2020.
2. Information for the costs to be reimbursed to the developer was obtained from inspection of reimbursable costs and related supporting documentation as of the date of this report.

We were engaged by the District to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an audit or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the accounting records. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the specified users listed above and is not intended to be and should not be used by anyone other than those specified parties.

Austin, Texas
March 15, 2022

Schedule A

Reunion Ranch Water Control and Improvement District

**Calculation of Amounts to be Paid to Taylor Morrison of Texas, Inc.
From Series 2020 Bond Issue Proceeds and Surplus Bond Proceeds in Accordance with
the Utility Construction Agreement Dated April 25, 2012 and
Assigned to Taylor Morrison of Texas, Inc. with the Consent and
Approval of Reunion Ranch Water Control and Improvement District
As of March 15, 2022**

Description	% Complete (Date Completed)	Reimbursable Costs	Interest (1)
Construction Costs-			
District Items-			
Excel Construction Services, LLC	100%		
WWTP Expansion	March 2022	\$ 3,445,000	
Less ineligible items		<u>(1,292,021) (2)</u>	
Interest accrued at 2.506324%			<u>\$ 47,519</u>
Subtotal - Reimbursable Costs and Interest Due to Taylor Morrison of Texas, Inc. (as assigned)		<u>\$ 2,152,979</u>	47,519
Total Reimbursable Costs due to Taylor Morrison of Texas, Inc. (as assigned)			<u>2,152,979</u>
Total to be Paid to Taylor Morrison of Texas, Inc. (As Assigned) from Series 2020 Bond Issue Proceeds and Surplus Bond Proceeds			<u><u>\$ 2,200,498</u></u>

(1) Interest is based on expected reimbursement date of March 15, 2022. The District has requested to reimburse more than two years of interest in accordance with 30 TAC 293.50(b).

(2) According to the bond application, the developer will only be partially reimbursed for this project because no further reimbursement of the developer for those costs is possible based on this bond issuance being the last bond authorization.

Schedule B
Reunion Ranch Water Control and Improvement District
Comparison of Actual Costs with Cost Summary
As Approved by the Texas Commission on Environmental Quality

Cost Item	Costs Reimbursed to Developer	Costs Previously Reimbursed	Costs Paid Directly By District	Total Paid Costs	Projected Costs	Total Paid and Projected	Interoffice Memorandum Total	Variance Over or (Under)	% Variance Over or (Under)
Construction Costs:									
Developer Contribution Items:									
Reunion Ranch Phase 2 Section 4 - W, WW & D, Erosion Control, and Street	\$ -	\$ 474,772	\$ -	\$ 474,772	\$ -	\$ 474,772	\$ 474,772	\$ -	0.0%
Reunion Ranch Phase 3 Sections 2 and 5 - W, WW & D, Erosion Control, and Street	-	1,262,921	-	1,262,921	-	1,262,921	1,262,921	-	0.0%
Reunion Ranch Phase 3 Section 3 - W, WW & D, Erosion Control, Pond, Clearing and Street Excavation	-	1,060,316	-	1,060,316	-	1,060,316	1,060,316	-	0.0%
Engineering	-	422,086	-	422,086	-	422,086	419,701	2,385	0.6% (4)
District Items:									
Impact Fees	-	1,239,246	-	1,239,246	-	1,239,246	1,241,027	(1,781)	-0.1% (1)
WWTP Expansion	2,152,979	-	-	2,152,979	-	2,152,979	2,152,979	-	0.0%
Less: Surplus Bond Proceeds	-	(447,956)	-	(447,956)	-	(447,956)	(447,956)	-	0.0%
Total Construction Costs	2,152,979	4,011,385	-	6,164,364	-	6,164,364	6,163,760	604	
Non-Construction Costs:									
Legal Fees	-	-	88,125	88,125	-	88,125	88,125	-	0.0%
Fiscal Agent Fees	-	-	132,188	132,188	-	132,188	132,188	-	0.0%
Developer Interest	47,519	218,917	-	266,436	-	266,436	324,752	(58,316)	-18.0% (2)
Bond Discount	-	-	203,024	203,024	-	203,024	211,500	(8,476)	-4.0% (3)
Bond Issuance Expenses	-	-	47,772	47,772	-	47,772	45,000	2,772	6.2% (4)
Bond Application Report Costs	-	-	59,884	59,884	-	59,884	60,000	(116)	-0.2% (1)
Attorney General Fee	-	-	7,050	7,050	-	7,050	7,050	-	0.0%
TCEQ Bond Issuance Fee	-	-	17,625	17,625	-	17,625	17,625	-	0.0%
Funds available for bond related expenditures/surplus funds	-	-	-	-	63,532	63,532	-	63,532	100.0% (5)
Total Non-Construction Costs	47,519	218,917	555,668	822,104	63,532	885,636	886,240	(604)	
Total Bond Issue Requirement	\$ 2,200,498	\$ 4,230,302	\$ 555,668	\$ 6,986,468	\$ 63,532	\$ 7,050,000	\$ 7,050,000	\$ -	

- (1) Variance due to actual costs being lower than estimated.
- (2) Variance due to bonds being sold at a lower interest rate than estimated.
- (3) Variance due to bond discount being bid and sold at a lower rate than estimated.
- (4) Variance due to actual costs being higher than estimated.
- (5) Surplus funds are a result of variances discussed above.

This document is a draft for internal review and discussion and is not intended for external distribution.

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

March 15, 2022~~October 20, 2020~~

THE STATE OF TEXAS §
 §
COUNTY OF HAYS §

WHEREAS, pursuant to Chapters 49, 51 and 54, Texas Water Code, the Board of Directors (the "Board") of Reunion Ranch WCID (the "District") is authorized to adopt and enforce all necessary rates, charges, fees, and deposits for providing District facilities or services;

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF Reunion Ranch WCID as follows:

I. General Policies.

A. Definitions. For purposes of this Order, the following terms shall have the meanings indicated:

1. "Connection" shall mean and refer to each residential unit occupied by a separate family, including separate apartments located within a single building, and each business unit occupied by a separate business, including separate establishments within a single building.
2. "District's representative" shall mean and refer to the general manager of the District or another representative or employee of the District acting pursuant to the direction of the general manager or the Board of Directions of the District.
3. "LUE" shall mean a single unit of service, defined as the typical flow (in gallons per day) that would be produced by a single-family resident. The number of LUE's needed for a connection shall be determined in accordance with the methodology, calculations and procedures used by the West Travis County Public Agency (WTCPUA) for determining LUE conversions by land use that are in effect at the time a connection is needed.
4. The Rules" shall mean and refer to such rules and regulations as the District may adopt pursuant to Section 51.127, Texas Water Code. The term "Rules" shall specifically include, but shall in no respect limited to, the District's "Amended Rules and Regulations Governing Water and

Sanitary Sewer Facilities, Service Lines, Connections, Erosion Control, Trash Removal and District Property.

5. "Systems" shall mean and refer to the District's water, wastewater, and drainage systems.
 6. "Erosion Control Inspection" shall mean verification of proper silt fencing, inlet protection, and trash contamination.
 7. "Site Inspection" shall mean review, inspection, and general overview of lot before construction begins.
 8. "Slab Line Inspection" shall mean verification of non-connection between potable and non-potable water connections; including service line.
 9. "Wall Line Inspection" shall mean verification of non-connection between potable and non-potable water connections; before wall enclosure.
 10. "Fixture Inspection" shall mean verification of non-connection between potable and non-potable water connections; includes correct connections of faucet, hose bib, washing machine, dishwasher connections, etc.
 11. "Final Inspection" shall mean complete inspection of entire lot before builder/owner closure of property.
- B. All Services Required. Except as otherwise expressly authorized in the Rules, no service shall be provided by and through the District's System unless the applicant agrees to receive both water and wastewater service from the District.
- C. All Services Charged. At no time shall the District render water and/or sewer services without charge to any person, firm, corporation, organization, or entity.
- D. Other Utilities. Prior to installing underground cables, pipelines, or other facilities in the area of the District water supply and sanitary sewer collection lines, representatives of utility companies shall meet with the District's representative to file such companies' construction plans and schedules and to review the engineering plans illustrating the location of the District's lines.

II. Connections to the District's Systems.

A. Applications for Connections.

1. Any party desiring to make a connection to the District's Systems shall first make an application to the District's representative in the form approved by the Board of Directors of the District. The applicant shall, upon request, furnish the District's representative with evidence that the party who will actually install the tap and connecting line has comprehensive general liability insurance in the minimum amounts of \$300,000.00 bodily injury and \$50,000.00 property damage, with an underground rider and a completed operations rider.
2. The District's representative shall review all applications for connections to the District's Systems. In the event that the District's representative finds that the materials to be used and the procedures and methods to be followed in laying the line and making the connection are equal to or better than the standards and are in compliance with all terms and conditions of the Rules, the District's representative may approve the application and the proposed connection, subject to such terms or conditions as the District's representative deems necessary or convenient to accomplish the purpose and objectives of the Rules.

B. Payment of Fees. Any party desiring to make a connection to the District's water and wastewater system shall pay the appropriate water tap fee and/or sewer tap fee and impact fee to the District's representative at the time the application for such connection is made. No connection shall be made until such fees are paid.

C. Water Impact Fees per LUE and Tap Fees.

1. Water Impact Fee. An impact fee of \$5,250.00 for each LUE for each water tap within the amended final plat of Reunion Ranch Section One, or within the amended final plat of Reunion Ranch Section Two, shall be charged and collected by the District for all taps on any residential, office, retail, commercial or industrial property within those sections. An impact fee equal to the then current West Travis County Public Utility Agency impact fee, for each LUE for each water tap and property not within the amended final plat of Reunion Ranch Section One or the amended final plat of Reunion Ranch Section Two shall be charged and collected by the District for all taps on any residential, office, retail, commercial or industrial property.

2. The District's water tap fees shall be as follows:

Meter Size	Water Tap Fee
5/8" x 3/4"	\$500.00
3/4" x 3/4"	\$500.00
1"	\$1,000.00
Over 1"	To be provided at time of application

The District's wastewater tap fees shall be as follows:

Residential	\$500.00
Commercial	\$1,000.00

Sewer tap installation involving excavation of the sewer main shall be performed by the District at cost plus 25% in addition to the above tap fee.

The owner of a water or sewer tap may transfer a purchased tap from one lot within the District to another lot within the District upon application to the District and shall pay a fee of \$30.00

Expiration of Taps: Reservation of capacity through the pre-purchase of water and wastewater taps will expire eighteen (18) months after date of purchase of said tap.

D. District Required Inspection Fees:

1. The District's fee for each inspection of a water tap for a single-family residence or duplex residence dwelling unit (with individual meters for each dwelling unit) is \$75.00 per meter.
2. The District's fee for each inspection of a wastewater tap for a single-family residence or duplex residence dwelling unit (with individual meters for each dwelling unit) is \$75.00 per meter.
3. The District's fee for the final sewer inspection is \$250.00 this inspection includes televising of the lines. A sewer service camera inspection shall be required when gravity flow sewer lines exist between the house and main sewer line.
4. The District's fee for each inspection of a water tap for commercial structure (including apartment complexes) is \$100.00 per hour. An estimated cost will be determined during the tap application process. The fee for the first inspection must be paid at the time the tap is purchased. The fee for any additional inspections must be paid to the District's representative at the time the inspection is requested.

5. The District's fee for the first inspection of a wastewater tap for a commercial structure (including apartment complexes) is \$100.00 per hour. An estimated fee will be determined during the tap application process. Fees are due at the time the tap is purchased. The Fee for any additional inspections must be paid to the District's representative at the time the inspection is requested.
 6. Backflow Inspections Fee will be assessed at \$75.00 per device.
 7. Grinder Station Inspection Fee will be assessed at \$150.00 per inspection.
 8. The District's fee for the two inspections of installation of a pool shall be \$100.00. Any required reinspection shall incur an additional fee of \$50.00.
- E. Customer Service Inspections. The District will conduct inspections of new residential and commercial construction as required by the TCEQ. Inspections will include erosion, cross-connections, site slab line, wall line, fixture and final site survey a fee of \$350.00 is required for these inspections. In addition, an inspection will be performed on all new irrigation systems, pools, spas, water purification systems, etc. fees will be \$50.00. The applicable inspection fees will be paid at the time of purchase of the water and wastewater tap for the new construction. If an inspection is failed, a re-inspection fee of \$75.00 will be assessed for any re-inspection required. If the property is not accessible for inspection at the time an inspection is scheduled, the inspection will be deemed to have been failed, and the re-inspection fee will be assessed.
- F. Security Deposit Residential. A security deposit of \$150.00 per connection shall be paid to the District's representative by each residential customer either prior to the initiation of service or billed on the first month's water bill. Security deposits shall not be transferable to another party and shall be held by the District to assure the prompt payment of all bills for water and wastewater services to the customer. Following eighteen (18) months of prompt payment, when due, of the District's utility bills, a customer who owns and occupies a residence within the District shall, upon written request to the District's representative, be entitled to a refund of its security deposit; provided however, that the District may require the customer to replace the security deposit in the event the customer thereafter makes late payments for two (2) or more consecutive months.

At its option, the District may apply all or any part of a customer's security deposit against any delinquent bill of the customer. Upon discontinuation of service, the deposit shall be applied against amounts due, including any disconnection fees, whether because of the customer's delinquency or upon the customer's request. Any portion of the deposit remaining after deduction of such

amounts shall be refunded to the customer. In no event shall the security deposit bear interest for the benefit of the customer.

Commercial Security Deposit. An amount equal to \$100.00 times the number of fee units or \$10,000.00 whichever is less.

- G. Transfer Fee. A customer who desires to transfer service from one address within the District to another address shall pay a transfer fee of \$30.00 which shall be collected at the time of the transfer of service. Customers who have a twenty-four (24) month or more prompt payment record shall not be required to pay said Transfer Fee.
- H. Additional Charges. Any non-routine charges incurred by the District in connection with any water tap, sewer tap, and/or inspection shall be the responsibility of the applicant for such connection and shall be payable to the District upon demand.
- I. Homebuilder Deposit. Each homebuilder within the District must maintain a builder deposit of (i) \$1,000.00, if one house is being constructed by the homebuilder; or (ii) \$2,000.00, if more than one house is being constructed by the homebuilder. No taps will be sold to a homebuilder until this deposit is paid. Homebuilder deposits are non-transferable, and any inspection fees coming due to the District may be charged against this deposit.

At its option, the District may apply all or any part of a Homebuilder's deposit against any delinquent bill of the builder. Upon discontinuation of service, the deposit shall be applied against amounts due, including any disconnection fees, whether because of the builder's delinquency or upon the builder's request. Any portion of the deposit remaining after deduction of such amounts shall be refunded to the builder. In no event shall the Homebuilder's deposit bear interest for the benefit of the builder.

- J. Pool Deposit. A customer who installs a pool shall provide a deposit of \$1,500.00 which shall be applied as provided in the District's Rules and Regulations.

III. Water and Wastewater Service.

- A. Applications for Service. On or before two (2) business days prior to activation of service, any party desiring to receive service from the District's water or wastewater systems shall make an application for such service to the District's representative in the form approved by the Board of Directors of the District. All applications shall be made by the record owner or renter of the property for which service is being requested. Proof of residency shall be furnished to the District's representative upon request. Application fee is set at \$30.00. If requested and

same day activation of service is possible, such expedited Application fee is set at \$50.00.

- B. Water and Sewer Service Rates. The following rates and charges for the sale of water and the collection and disposal of sewage shall be in effect for residential customers, including multi-family and apartment, and commercial customers within the District from the effective date of this Order.
- C. The Customer shall install a pressure sewer system component, hereinafter referred to as a grinder pump system ("Grinder Pump System") in those circumstances where the elevation and/or slope of the Property in relation to the location of the District's System requires the installation of a pressure sewer system in order to transport Customer's sewage to the District's System.
- D. Design and Installation of Grinder Pump Systems. The District shall have the right to prior approval of the design of the Grinder Pump System, including materials, equipment, and location of the Grinder Pump System, prior to installation of the Grinder Pump System by the Customer. The Customer shall obtain from the District's engineer the design requirements for the Grinder Pump System for the Property. The design requirements shall be determined by the District's engineer and shall be in accordance with the rules of the TCEQ for alternative sewage collection systems, as those rules are amended by the TCEQ.
- E. Inspection of Installed Grinder Pump Systems Prior to Provision of Service. The District shall have the right to inspect and approve the installed Grinder Pump prior to initiation of service to the Property. The Customer shall give the District at least five (5) business days' notice requesting an inspection.
- F. The District will Maintain and Repair Installed Grinder Pump Systems. The Customers shall immediately notify the District upon discovery of any alarm or possible malfunction of the Grinder Pump.
- G. The Customer will provide the District with a right of access to the Customer's property at any time in case of an emergency and at all other reasonable times in a non-emergency case for the purposes of making any improvements, maintenance, repairs, and replacement of any components of the Grinder Pump System, including any Service Lines from the pump to the wastewater collection system and the service isolation valve in order to protect the integrity of the System.
- H. The Customer shall be responsible for supplying power to the Grinder Pump System and for all costs associated with supplying power associated with the operation of the Grinder Pump System.

- I. The District and the Customer agree that the Grinder Pump System is the property of the Customer; however, once the Grinder Pump System is installed, it becomes an integral component of the District's System and not as a part of the home plumbing for the Property as required by the Rules of the TCEQ.

1. General Provisions.

- a. Bills for sewer service shall be computed (i) on the basis of the average amount of water used by the customer during the winter season based upon the average of the monthly readings of the customer's water meter for the preceding December, January, and February; or (ii) on the basis of the customer's current monthly water bill, whichever is less.

- b. If a residential customer does not have an acceptable history of water usage during the preceding December, January, and February, the customer's monthly sewer bill shall be calculated based upon (i) the customer's current monthly water usage; or (ii) on the basis of 4,000 gallons water usage per month, whichever is less.

- c. If a nonresidential customer does not have an acceptable history of water usage during the preceding December, January, and February, the customer's monthly sewer bill shall (i) be calculated based upon the customer's current monthly water usage; or (ii) be calculated by measuring actual sewage volume, on a basis acceptable to the District, at the expense of the customer, and correlating such volume to the schedule set forth below.

- d. For purposes of calculating monthly water rates for irrigation meters, the winter average shall be deemed to be 5,000 gallons per month per Living Unit Equivalent.

- e. Anything herein to the contrary notwithstanding, no charge for wastewater service shall be made based on water used as a result of a Special Connection authorized pursuant to the Rules.

- f. Payments, other than delinquent accounts, may be made in the form of personal check, credit card, cashier's check or money order. Customers of the District may also pay monthly bills via alternative payment options provided through the District, the District's representative, or third-party service providers, including but not limited to, online check and credit card payments, check and credit card payments processed by telephone, automatic monthly debt programs, and other payment option as they become available. All alternative payment options offered by the District are provided merely as a convenience to customers and such alternative payment options may be discontinued by the District at any time in its sole discretion. Certain payment options are made available through third party service providers who may charge fees in connection with such payment options. Such fees are the sole responsibility of the customer and are separate and apart from any amount owed by the customer to the District. Non-payment of any such fees shall subject the customer to termination of service in accordance with this Order. If any customer payment is refused or returned by the processing financial institution, the District will charge the customer a return item fee of \$25.00. Acceptable payment options for delinquent accounts are restricted as specified elsewhere in this Order.

g. Any party desiring to have a meter reading confirmed is subject to a \$50.00 fee if it is found that the meter read is reading correctly and such fee will be assessed to the customer's next water bill.

h. An accuracy test may be performed at the written request of the customer. If the results from the accuracy test prove to be 95% or above accurate, a charge in the amount of \$100.00 will be assessed to the customer's next water bill.

2. Monthly In-District Water, Effluent and Sewer Rates.

Residential customers shall be charged for water as follows:

Basic Service Charge Water Per LUE \$40.00

Gallon Charge for Water (per 1,000 gallons)	3.50	0 – 10,000 gallons
	3.85	10,001 – 15,000 gallons
	4.40	15,001 – 20,000 gallons
	5.65	20,001 – 25,000 gallons
	7.00	25,001 – 30,000 gallons
	12.00	30,001 – 40,000 gallons
	15.00	40,001 and over

Homeowner Associations shall be charged for water as follows:

Basic Service Charge Water Per LUE \$40.00

Gallon Charge for Water (per 1,000 gallons)	2.50	Per 1,000 gallons
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EFFLUENT RATES (Effective on March ____, 2022).

Homeowner Associations shall be charged a monthly base fee of \$ _____ and a volume charge of \$0.00 per 1,000 gallons for use of effluent for irrigation.

All other customers wishing to use effluent must enter into a separate agreement with the District.

All customers shall be charged for wastewater as follows:

Basic Service Charge Wastewater Per LUE \$35.00

Gallon Charge for Wastewater (per 1,000 gallons)	3.25	Per 1,000 gallons
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3. Fire Hydrant Meter Fees. Sale of water on a temporary basis from fire hydrants within the District shall be requested from the District's representative. There shall be charged and collected for each fire hydrant meter application fee of \$30.00, an installation fee of \$125.00 and a security deposit of \$2,000.00. It is understood that such installation fee shall include a required back flow prevention test. The security deposit shall be refunded to the applicant at the time the meter is returned in good working order less any amounts due for damage to the meter, other equipment, or water bills due.
4. Amounts Owed to The District Resulting from Enforcement of District Rules. Fines, penalties, costs, expenses, reimbursements and any other charges imposed by the District pursuant to enforcement of the Rules shall be added to and included on the bills sent monthly to customers, and in accordance with Texas Water Code Section 49.212, shall be subject to the treatment of delinquent accounts as hereinafter provided.

The District shall charge each customer any regulatory assessment required by the Texas Commission on Environmental Quality.

IV. Delinquent Accounts and Discontinuation of Service.

- A. The District shall bill each customer monthly for all services rendered in the preceding month. All bills shall be due on the due date as specified on the bills and shall become delinquent if not paid as set forth on the bills. For accounting purposes only, and with District board approval, the District's representative shall write off accounts receivable over ninety (90) days past due. This shall in no way relieve the past due customer of any liability for payment. The District's representative shall turn all overdue accounts over to a collection agency for appropriate action.
- B. A late charge of ten percent (10%) of the amount of the bill shall be added for each monthly billing date the delinquent amount, including a delinquent stand-by fee, remains unpaid. If a bill remains delinquent for fifteen (15) days, water service shall be discontinued in accordance with this paragraph. Prior to termination, the customer shall be notified of the amount due by letter sent by United States Mail, First Class. A delinquent bill renders the entire account delinquent and the entire account must be paid in full in order to avoid interruption of service. The notice shall state the date upon which water service shall be terminated, which date shall be not less than seven (7) days from the date such notice is sent. Such notice shall state the time and place at which the account may be paid and that any errors in the bill may be corrected by contacting the District's representative, whose telephone number shall also be given in such

notice. Provided, however, that in the event the customer contacts the District's representative within such seven (7) day period, the District's representative may, at its option, allow the customer to make arrangements to pay the delinquent amount in installments to be approved by the District's representative. Prior to termination, the customer shall receive three (3) days notice of such termination by the District's representative placing the notice at the customer's service address. After termination of service, payment by the customer of delinquent amounts due and reconnection charges shall be payable only credit card, money order, or cashier's check. No personal checks will be accepted.

- C. Water service shall be discontinued in accordance with this Section for any account for which a check for payment has been dishonored by the financial institution. Prior to termination, the customer shall receive a three (3) day notice of such termination by the District's representative placing the notice at the customer's service address. Payment by the customer who has presented a dishonored check shall be made by credit card, money order, or cashier's check. Personal checks will not be accepted.
- D. The District reserves the right to institute suit for the collection of any amounts due and unpaid, together with interest thereon at the maximum legal rate and reasonable attorneys' fees.
- E. The District further reserves the right to charge a customer paying a bill with a check which is dishonored an amount established from time to time by the District's representative, which amount shall be based on the prevailing or usual charges made for dishonored checks and drafts by other vendors in the same general area as the District.

V. Reconnection of Service after Discontinuation.

Charge for Reconnection. If service to a Customer is discontinued for nonpayment of a delinquent bill or for any cause legally authorized (including discontinuation upon a Customer's request), the charges set forth below shall apply, and such charges must be paid prior to reconnection. In addition to the charges set forth below, and in addition to any required replenishment of a Customer's security deposit previously established under Section II(F) herein, an additional reconnection security deposit of \$150.00, payable in accordance with this Order, shall be paid prior to service being restored. Upon payment of the reconnection security deposit by a Customer, such deposit shall be retained and administered in accordance with Districts rate order. Payment of all deposits, fees and charges under this Section must be in the form of cash, cashier's check, or money order.

A. Water System.

When meter has been removed	\$100.00
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When meter has not been removed \$ 40.00
Additional after-hours charge (after 4 p.m.) \$100.00

Wastewater System. Two times the cost to the District.

Unauthorized Use of Water.

Except as provided in Section VII below, any person, corporation, or other entity which takes or uses water without prior authorization of the District violates this Rate Order and shall be subject to a penalty of \$200.00 for each breach of this provision and shall be charged for water taken or used at the applicable rates as established in the foregoing. Each day that a breach of this section continues shall be considered a separate breach. All water use, other than by grants of the District, will be through a meter provided to the user by the District. The District shall not allow use of District water or connection to the District's water system until all outstanding penalties assessed have been paid. This penalty shall be in addition to the other penalties provided by the laws of the State and to any other legal rights and remedies of the District as may be allowed by law. Board determination of a violation is required in order to levy a penalty and upon such determination, notice in writing shall be delivered to the person, corporation, or entity held in violation providing said person the opportunity to appear before the Board and address the imposition of said penalty.

VIII. Leak Billing Adjustments. Customers may contact the District if they believe their water bill is unusually high, possibly due to a leak in the water system, and the following procedures will be followed to determine if a billing adjustment is appropriate:

1. The District's Representative reviews the water usage to confirm the monthly usage is higher than the average time of year and will ask the customer if there was a leak in the home or irrigation.

a. If the customer had a leak and has a repair invoice for an underground leak or irrigation repair made in the time associated with the highwater use, the District's Representative will calculate the total water use down to the first tier's rate.

b. If the customer had a leak and has not repaired it, the District's Representative will request that the customer hire a plumber to investigate. No leak adjustment will be considered without a repair for an underground leak or irrigation repair.

c. If the customer believes there is no leak causing high water usage, the District's Representative will offer to test the meter to determine if the District meter is recording water flow incorrectly.

i. If the meter results show there is an issue with the meter adverse to the customer, the District's Manager will adjust the billing to an average of water use over the last year's average during the same season.

ii. If the meter is tested and there are no issues adverse to the customer, the customer will pay for the testing. The charge is \$50.00.

2. The District's Representative may offer a payment plan up to 3 months. The Board must approve a longer payment plan.

3. For residential customers, the District's Representative shall, in cases where the approved water billing adjustment is for usage in December, January or February, also adjust the monthly usage for purposes of calculating the winter average, to the amount of usage in that month in the preceding year. For Homeowner Associations, the District's Representative shall, in cases where a water billing adjustment is approved for a non-irrigation meter, also adjust the wastewater billing to amount billed in the same month of the prior year, if the nature of the leak is such that the leaking water likely did not enter the District's wastewater system.

IX. Water Conservation and Drought Contingency Plan

The District's Water Conservation and Drought Contingency Plan are incorporated by reference into this Rate Order, specifically including, but not limited to, the enforcement provisions in Section 6.4. The Water Conservation and Drought Contingency Plan may be amended from time to time. Such amendments shall also be incorporated in their entirety when adopted by the Board.

X. Transfer of Service.

In the event service at an address is to be transferred from one customer name to another customer name, there shall be assessed the following charge:

Transfer fee: \$30.00

XI. Filing of Order.

The Secretary of the Board is hereby directed to file a copy of this Order in the principal office of the District.

XII. The effective date of this Order shall be the next billing cycle after ~~October 20, 2020~~ March 15, 2022.

Dennis Daniel, President
Board of Directors

ATTEST:

Ronald F. Meyer, Eileen Grass, Assistant Secretary
Board of Directors

(DISTRICT SEAL)

1\ReunionRanch\Rate Order-20220
3/8/22 10/27/20



**Reunion Ranch WCID
General Manager Reports for the month of
February 2022
Board Meeting: March 15th, 2022**

Reviewed By: Ronja Keyes

Date: 3/08/2022

Memorandum for: Board of Directors Reunion Ranch WCID
From: Ronja Keyes
Date: 03/15/2022
Subject: General Manager's Executive Summary

Below is a summary of activities since the last Board Meeting:

Agenda Item 14

A. Administrative

- Newsletters covering various topics will be provided at the beginning of each month. Examples provided.

B. WWTP/Collection System

- All facilities are in compliance for the month of February; plant is at 73% capacity; total flows are 1.64 MG; average flows are 58,500 GPD.
- Turbidity meter has been received. Sample taken March 3rd with a result of 1.44 NTU.
- Presented Quote last month for the replacement of the Actuator in the Amount of \$5,953.84. Vendor provided an additional Quote for the Actuator assembly that is currently installed at the Plant, priced at \$4,133.39 with a shorter lead time.
- Odor Control unit was picked up by Vendor.
- The spare motor for the drip skid is currently in the shop for repairs.
- Drip skid cover – additional Quote forthcoming.

C. Wastewater Grinder Stations

- Repaired broken discharge line from Grinder Station towards force main at Denise Cove.
- Scheduled inspections and cleaning of all Properties with Grinder pump Stations.

D. Effluent Irrigation System and Fields

- Conducted monthly inspection of irrigation fields.
 - Monitoring irrigation fields and rotating zones to keep fields as dry as possible

E. Distribution & Collection, Lift Stations

- Water accountability is at 92.5% for the month of February. Included Water accountability report for 2019 and 2020.
- Manhole, Fire hydrant and valve survey have been completed. Houston Team is preparing the final report for the manhole survey. Findings will be provided as soon as Report is received. Breakdown for completed surveys below;
 - **Fire Hydrant survey**; 38 Fire Hydrants inspected, no repairs needed
 - **Fire Hydrant main line valve survey**; 29 valves inspected, 3 valves were unable to be located, 2 stacks need to be cleaned in order to exercise valve
 - **Fire Hydrant flush valve survey**; Total of 38 valves inspected, 1 valve was unable to be located, 2 A-boxes need to be adjusted to grade

F. Billing Adjustments

- Resident at Delayne Drive is requesting a leak adjustment, stating a leak was located at their pool refill line under their newly installed pool deck. The line has been valved off and the Resident is looking into different options to resolve the issue, no repairs have been made. Leak adjustment is in the Amount of \$1,803.45, breakdown is included.

G. Delinquencies

- Mailed 22 Delinquent Letters; 10 Hung; 0 Red Tags

H. Customer Meter Issues

- Nothing significant to report.

I. Customer and Resident Complaints

- No complaints received.

J. Stormwater Conveyance and Pond Maintenance

- Inframark conducted pond inspections on February 18th. Reports are enclosed.
- Aquatic Features water retention pond inspection reports included for review.
- Received Proposals from Terrain, Sunscape and Urban Dirt for the pedestrian walkway to Mary Elise. Proposals are enclosed for review. Breakdown below;
 - **Terrain**; proposing 5' wide walking trail
 1. Fairland pink gravel - \$2,940.00
 2. 1" Colorado River Rocks - \$3,045.00
 - **Sunscape**; proposing a 3' wide walking trail
 1. Fairland pink gravel - \$4,220.51
 2. 2" Brazos River Rocks - \$3,185.46
 3. Road base - \$2,433.21
 - **Urban Dirt**; proposing a 5' wide walking trail
 1. Fairland pink gravel - \$9,310.00
 2. 4" stabilized decomposed granite - \$10,830.00

K. Landscaping

- Nothing significant to report.

L. Water Quality Notices to Residents

- Nothing significant to report.

M. Out of District Water/Wastewater Requests

- No request received.

N. District Property and Greenspace Use

- Nothing significant to report.

O. Maintenance Access

- Nothing significant to report.

P. Sale of sludge box: Execution of Bill of Sale

- Provided information for Exhibit A.

Q. Expenditures, contracts, repairs, replacements and maintenance

- Refer to recommendations below.

Construction

- Erosion control report attached for review.

Current Items for Board consideration:

Vendor	Amount	Budgeted	Description	Work Order #
Terrain	\$2,940 \$3,045	No	Pedestrian access	
Sunscape	\$4,220.51 \$3,185.46 \$2,433.21	No	Pedestrian access	
Urban Dirt	\$9,310 \$10,830	No	Pedestrian access	
Delayne	\$1,803.45	No	Leak adjustment	

REUNION RANCH
LEAK ADJUSTMENT REQUEST

RRWCID WATER USAGE CALCULATOR			
ADDRESS:	DELAYNE DR		
LEAK MONTH:	12/17-1/18		76k
LEAK USAGE:	70	AVG:	20
0-10,000	\$3.50	10	\$35.00
10,001-15,000	\$3.85	5	\$19.25
15,001-20,000	\$4.40	5	\$22.00
20,001-25,000	\$5.65	5	\$28.25
25,001-30,000	\$7.00	5	\$35.00
30,001-40,000	\$12.00	10	\$120.00
40,001 & above	\$15.00	36	\$540.00
Total water charges:			\$799.50

RRWCID WATER USAGE CALCULATOR			
ADDRESS:	DELAYNE DR		
LEAK MONTH:	11/18-12/17		74k
LEAK USAGE:		AVG:	
0-10,000	\$3.50	10	\$35.00
10,001-15,000	\$3.85	5	\$19.25
15,001-20,000	\$4.40	5	\$22.00
20,001-25,000	\$5.65	5	\$28.25
25,001-30,000	\$7.00	5	\$35.00
30,001-40,000	\$12.00	10	\$120.00
40,001 & above	\$15.00	34	\$510.00
Total water charges:			\$769.50

RRWCID WATER USAGE CALCULATOR			
ADDRESS:	DELAYNE DR		
LEAK MONTH:	10/18/11/18		66k
LEAK USAGE:		AVG:	
0-10,000	\$3.50	10	\$35.00
10,001-15,000	\$3.85	5	\$19.25
15,001-20,000	\$4.40	5	\$22.00
20,001-25,000	\$5.65	5	\$28.25
25,001-30,000	\$7.00	5	\$35.00
30,001-40,000	\$12.00	10	\$120.00
40,001 & above	\$15.00	26	\$390.00
Total water charges:			\$649.50

AVG USG: 19k

ADJUSTED WATER			
0-10,000	\$3.50	10	\$35.00
10,001-15,000	\$3.85	5	\$19.25
15,001-20,000	\$4.40	4	\$17.60
20,001-25,000	\$5.65		\$0.00
25,001-30,000	\$7.00		\$0.00
30,001-40,000	\$12.00		\$0.00
40,001 & above	\$15.00		\$0.00
LEAK USAGE	\$3.50	57	\$199.50
Total water charges:			\$271.35

ADJUSTED WATER			
0-10,000	\$3.50	10	\$35.00
10,001-15,000	\$3.85	5	\$19.25
15,001-20,000	\$4.40	4	\$17.60
20,001-25,000	\$5.65		\$0.00
25,001-30,000	\$7.00		\$0.00
30,001-40,000	\$12.00		\$0.00
40,001 & above	\$15.00		\$0.00
0-10,000	\$3.50	55	\$192.50
Total water charges:			\$71.85

ADJUSTED WATER			
0-10,000	\$3.50	10	\$35.00
10,001-15,000	\$3.85	5	\$19.25
15,001-20,000	\$4.40	4	\$17.60
20,001-25,000	\$5.65		\$0.00
25,001-30,000	\$7.00		\$0.00
30,001-40,000	\$12.00		\$0.00
40,001 & above	\$15.00		\$0.00
0-10,000	\$3.50	47	\$164.50
Total water charges:			\$71.85

\$528.15

\$697.65

577.65

TOTAL ADJUSTED CREDIT: \$1,803.45

Terrain LLC
 10221 Signal Hill Rd
 Austin, TX 78737 US
 chad@terraintx.com
 terraintx.com

Estimate 1061



Terrain LLC

ADDRESS

Inframark
 14050 Summit Drive, Suite 103
 Austin, Tx 78728

DATE
 02/25/2022

TOTAL
 \$2,940.00

	DESCRIPTION	QTY	RATE	AMOUNT
Aggregate	Fairland Pink, 1/2" - 1" diameter. Proposed install of a 5' wide walking path for egress. Per cubic yard.	14	127.50	1,785.00
Skid Steer	Grading of proposed 5' wide walking path. Will need to move existing limestone aggregate and rip rap out of walking path in order to create new Fairland Pink walking path. Includes labor and skid steer. Per hour.	7	165.00	1,155.00
Fairland Pink walking path in easement next to 362 Mary Elise Way.				
	SUBTOTAL			2,940.00
	TAX			0.00
	TOTAL			\$2,940.00

THANK YOU.

Accepted By

Accepted Date



Terrain LLC
 10221 Signal Hill Rd
 Austin, TX 78737 US
 chad@terraintx.com
 terraintx.com

Estimate 1064



TERRAIN

ADDRESS

Inframark
 14050 Summit Drive, Suite 103
 Austin, Tx 78728

DATE
 03/02/2022

TOTAL
 \$3,045.00

	DESCRIPTION	QTY	RATE	AMOUNT
Aggregate	Colorado river rock, 1" diameter. Proposed install of a 5' wide walking path for egress. Per cubic yard.	14	135.00	1,890.00
Skid Steer	Grading of proposed 5' wide walking path. Will need to move existing limestone aggregate and rip rap out of walking path in order to create new Colorado river rock walking path. Includes labor and skid steer. Per hour.	7	165.00	1,155.00
	Colorado river rock walking path next to 362 Mary Elise Way.			
			SUBTOTAL	3,045.00
			TAX	0.00
			TOTAL	\$3,045.00

THANK YOU.

Accepted By

Accepted Date





Work Order

Proposal No.: 22325
Proposed Date: 02/24/22

PROPERTY:	ACCOUNT MANAGER:
Reunion Ranch WCID Kristi Hester 100 Jayne Cove Austin, TX 78737	Jesse Trevino 512.326.1126 Jesse@sunscapeaustin.com

Sunscape Landscaping will provide all labor, materials, and equipment to construct a pedestrian path down the center of WCID service drive for easier access to the community trail system.



Option 1 - Fairland Pink



Option 2 - Brazos RR



Option 3 - Roadbase

ITEM	TOTAL
RRWCID / 362 Mary Elise	
Labor and Materials Included	
Fairland Pink Gravel / 1"- 2" - Opt 1	\$4,220.51
2" Brazos River Rock - Opt 2	\$3,185.46
Roadbase - Opt 3	\$2,433.21

Reunion Ranch WCID

362 Mary Elise Way Trail

Attn: Keyes Ronja



Cut a 5' wide path on the center of access road that connects to the trail system.

Install 4" deep stabilized decomposed granite to create a safe and easier access for pedestrians to the trail System.



\$10,830.00

ALTERNATE

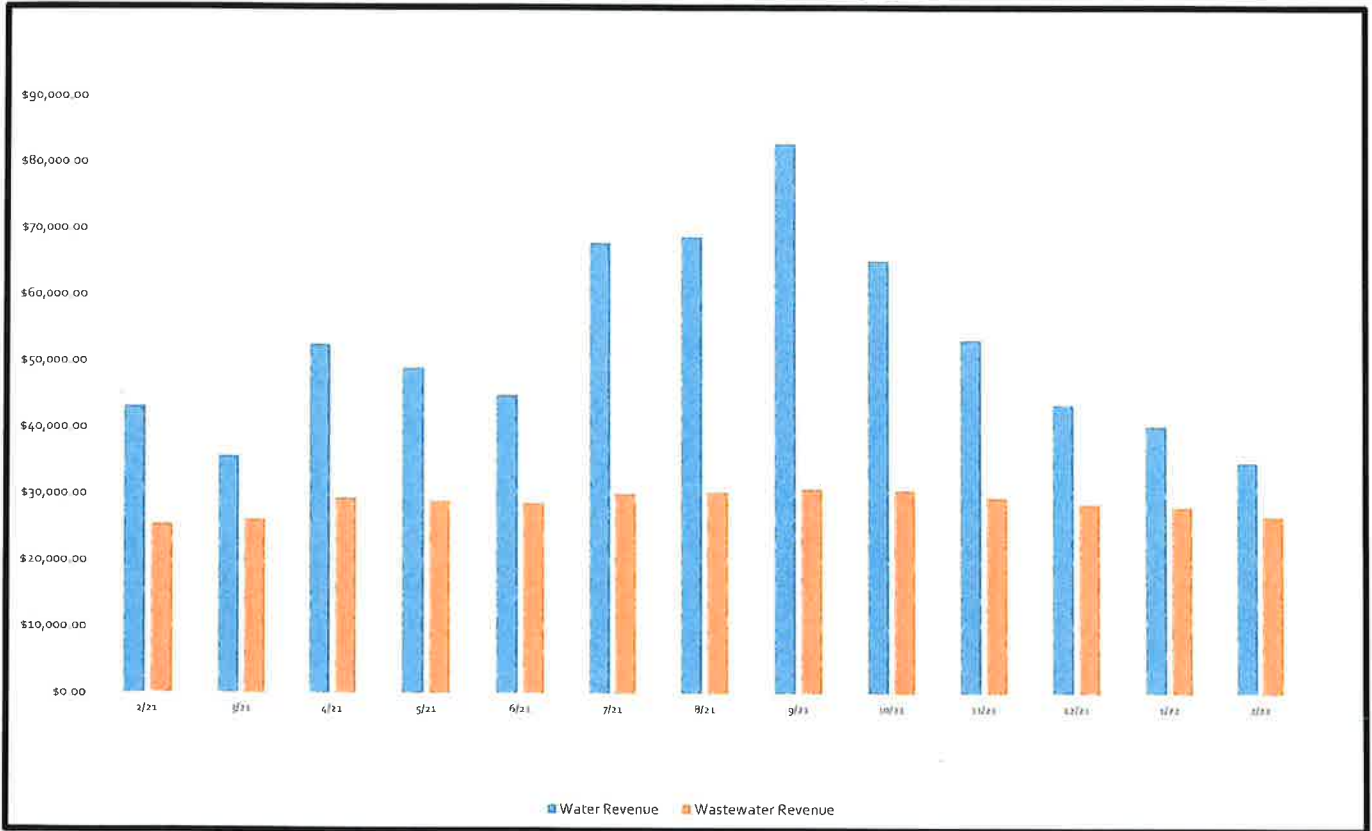
Fairland Gravel



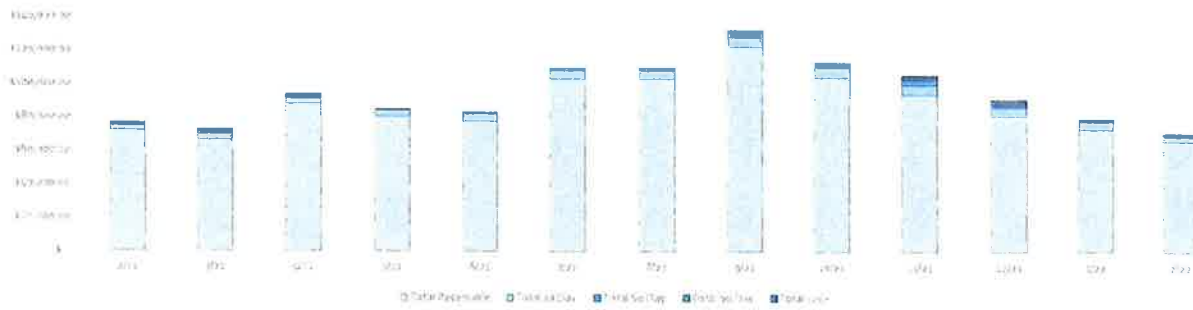
\$9,310.00

Note applicable tax are excluded

12 Billing Month History Revenue by Category



12 Month Accounts Receivable and Collections Report



Date	Total Receivable	Total 30 Day	Total 60 Day	Total 90 Day	Total 120+
2/21	\$ 71,868.27	\$ 2,651.64	\$ 710.54	\$ 963.56	\$ 150.00
3/21	\$ 66,589.70	\$ 3,275.28	\$ 1,024.60	\$ 514.93	\$ 1,113.56
4/21	\$ 87,819.19	\$ 3,097.37	\$ 518.88	\$ 445.96	\$ 1,628.49
5/21	\$ 80,520.21	\$ 3,945.96	\$ 72.97	\$ -	\$ 150.00
6/21	\$ 77,784.01	\$ 4,302.55	\$ 438.49	\$ 72.97	\$ 150.00
7/21	\$ 102,933.47	\$ 4,971.98	\$ 1,167.63	\$ 85.28	\$ 150.00
8/21	\$ 102,933.47	\$ 4,971.98	\$ 1,167.63	\$ 85.28	\$ 150.00
9/21	\$ 121,915.16	\$ 5,867.72	\$ 2,597.16	\$ 515.36	\$ 883.24
10/21	\$ 103,732.02	\$ 6,037.42	\$ 874.22	\$ 794.69	\$ 1,284.78
11/21	\$ 94,061.57	\$ 5,496.67	\$ 2,920.03	\$ 716.74	\$ 2,046.95
12/21	\$ 80,792.28	\$ 5,453.42	\$ 971.26	\$ 1,235.08	\$ 2,288.73
1/22	\$ 73,152.76	\$ 4,746.33	\$ 356.70	\$ 151.27	\$ 719.81
2/22	\$ 65,574.16	\$ 3,012.88	\$ 864.41	\$ 129.40	\$ 751.62

Board Consideration to Write Off	\$0.00
Board Consideration Collections	\$0.00
Delinquent Letter Mailed	22
Delinquent Tags Hung	10
Disconnects for Non Payment	0

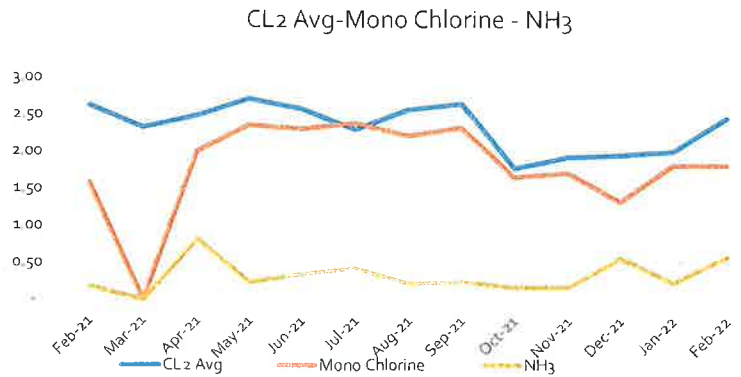
Water Quality Monitoring

Current Annual Avg

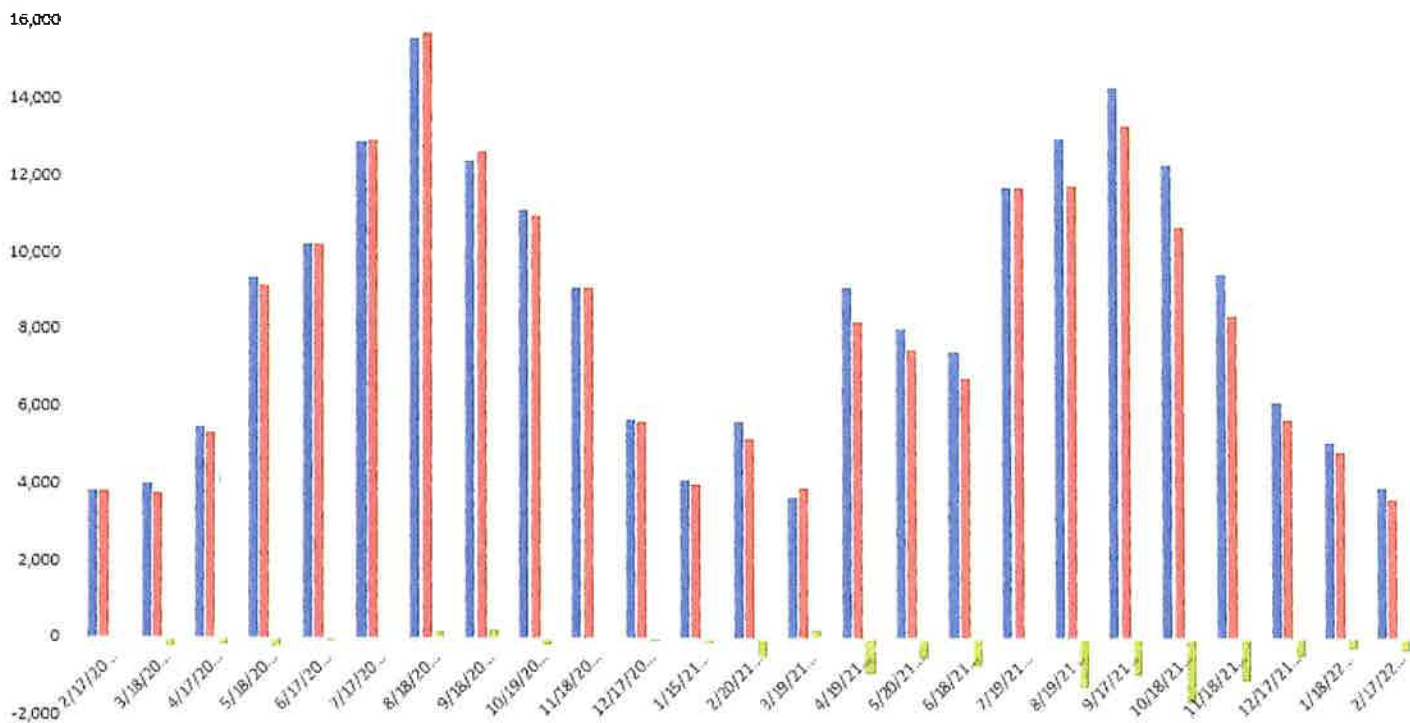
2.33

State Requirements Must Be Above .50

Date	CL2 Avg	Mono Chlorine	NH3
Feb-21	2.62	1.57	0.17
Mar-21	2.32	0.00	0.00
Apr-21	2.48	2.00	0.81
May-21	2.71	2.35	0.23
Jun-21	2.57	2.30	0.34
Jul-21	2.29	2.38	0.42
Aug-21	2.56	2.21	0.22
Sep-21	2.64	2.32	0.24
Oct-21	1.77	1.65	0.16
Nov-21	1.92	1.71	0.17
Dec-21	1.95	1.32	0.56
Jan-22	2.00	1.81	0.23
Feb-22	2.45	1.81	0.58



Water Accountability Report



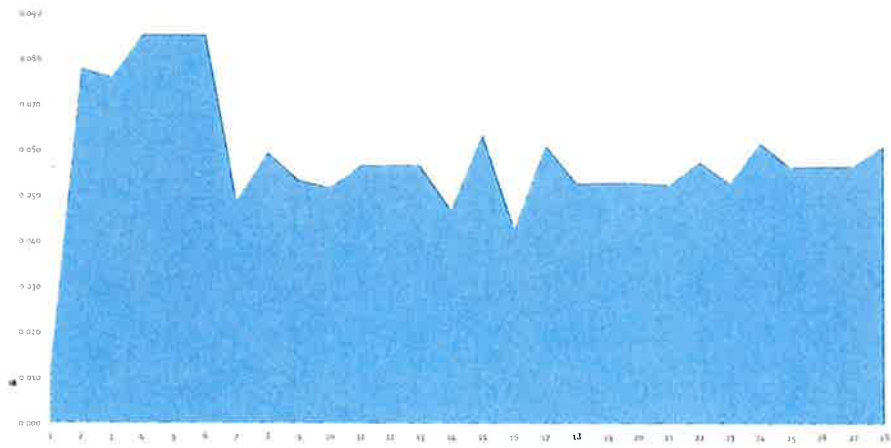
Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
January 18	1/18/18	275	2,289	2,043	20	(226)	-9.86%	90.11%
February 18	2/20/18	283	2,792	2,597	20	(175)	-6.27%	93.73%
March 18	3/20/18	283	2,567	2,352	20	(195)	-7.60%	92.40%
April 18	4/19/18	288	4,781	4,337	20	(424)	-8.87%	91.13%
May 18	5/17/18	289	7,022	6,700	20	(302)	-4.30%	95.70%
June 18	6/15/18	289	7,031	6,700	20	(311)	-4.42%	95.58%
July 18	7/17/18	302	9,301	10,833	20	1,552	16.69%	116.69%
August 18	8/17/18	308	11,672	8,844	20	(101)	-0.87%	99.13%
September 18	9/18/18	308	8,933	8,891	20	(22)	-0.24%	99.76%
October 18	10/18/18	312	3,603	3,663	20	80	2.21%	102.21%
November 18	11/18/18	317	2,567	2,469	30	(68)	-2.65%	97.35%
December 18	12/14/18	331	2,474	2,828	18	372	15.04%	115.04%

Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
January 19	1/15/19	338	3,048	2,757	82	(209)	-3.85%	93.15%
February 19	2/14/19	348	2,852	2,474	18	(360)	-12.62%	87.38%
March 19	3/15/19	354	4,102	3,822	12	(268)	-6.53%	99.73%
April 19	4/16/19	358	5,970	5,734	12	(224)	-3.75%	115.28%
May 19	5/17/19	363	5,703	5,351	15	(337)	-5.91%	94.09%
June 19	6/17/19	371	8,009	7,756	13	(240)	-2.99%	97.01%
July 19	7/17/19	381	9,201	9,350	9	158	1.72%	101.72%
August 19	8/16/19	389	12,709	12,554	15	(140)	-1.10%	98.90%
September 19	9/17/19	399	14,217	13,856	0	(361)	-2.54%	97.46%
October 19	10/16/19	407	11,605	11,944	7	346	2.98%	102.98%
November 19	11/15/19	415	7,813	7,702	13	(98)	-1.25%	98.75%
December 19	12/17/19	424	4,622	4,461	5	(156)	-3.38%	96.62%

Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
February 20	2/17/20	432	3,820	3,840	9	29	0.75%	100.75%
March 20	3/18/20	443	3,996	3,793	8	(195)	-4.89%	95.11%
April 20	4/17/20	453	5,479	5,326	7	(146)	-2.66%	97.34%
May 20	5/18/20	459	9,377	9,157	8	(212)	-2.26%	97.74%
June 20	6/17/20	463	10,260	10,251	7	(2)	-0.10%	99.99%
July 20	7/17/20	468	12,895	12,956	1	62	0.48%	100.48%
August 20	8/18/20	474	15,588	15,754	8	174	1.12%	101.12%
September 20	9/18/20	481	12,398	12,644	8	254	2.05%	102.05%
October 20	10/19/20	485	11,108	10,956	7	(145)	-1.31%	98.69%
November 20	11/18/20	489	9,106	9,129	8	31	0.34%	100.34%
December 20	12/17/20	496	5,686	5,658	0	(20)	-0.48%	99.52%

Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
January 21	1/15/21	498	4,118	3,998	7	(113)	-2.75%	97.25%
February 21	2/20/21	502	5,619	5,175	0	(444)	-7.90%	92.10%
March 21	3/19/21	504	3,695	3,920	15	240	6.49%	106.49%
April 21	4/19/21	506	9,134	8,227	5	(902)	-9.88%	90.12%
May 21	5/20/21	506	8,030	7,512	0	(518)	-6.45%	93.55%
June 21	6/18/21	516	7,447	6,752	7	(688)	-9.24%	90.76%
July 21	7/19/21	519	11,704	11,712	7	15	0.12%	100.12%
August 21	8/19/21	523	12,965	11,748	7	(1,210)	-9.33%	90.67%
September 21	9/17/21	524	14,381	13,352	11	(1,018)	-7.08%	92.92%
October 21	10/18/21	526	12,125	10,668	10	(1,447)	-11.94%	88.06%
November 21	11/18/21	527	9,390	8,376	14	(1,000)	-10.65%	89.35%
December 21	12/17/21	528	6,118	5,680	9	(429)	-7.01%	92.99%
January 22	1/18/22	528	5,080	4,842	13	(225)	-4.43%	95.57%
February 22	2/17/22	528	3,942	3,636	11	(295)	-7.48%	92.52%

Wastewater Flows for the Month of February



For the Month of February

Flow WWTP (Avg.)	0.08 MGD	0.059 MGD	Yes	73.2%
BOD (Avg)	20 mg/L	5.0 mg/L	Yes	
TSS (Avg)	20 mg/L	1.0 mg/L	Yes	
Chlorine Residual (Min)	1.0 mg/L	5.6 mg/L	Yes	
PH (Min)	6.0 Std Units	7.68 Std Units	Yes	
PH (Max)	9.0 Std Units	7.68 Std Units	<u>Yes</u>	

Reunion Ranch WCID Wastewater Flow Historical

* Water Leak at Rec Center

	Connections	Total Flows	Average	Avg Flow Per Connection	WWTP Capacity %
Feb-22	528	1,638,800	58,530	111	73%
Jan-22	528	1,668,500	53,800	102	67%
TOTALS		3,307,300	56,165.00	106	70%
Dec-21	528	1,736,000	56,000	106	70%
Nov-21	527	1,718,400	57,000	108	71%
Oct-21	526	1,689,800	55,000	105	69%
Sep-21	524	1,274,000	42,000	80	84%
Aug-21	523	1,457,000	47,000	90	94%
Jul-21	519	1,391,000	45,000	87	90%
Jun-21	516	1,387,000	46,000	89	92%
May-21	506	1,370,000	44,000	87	88%
Apr-21	506	1,189,000	40,000	79	80%
Mar-21	504	1,472,000	48,000	95	96%
Feb-21	502	1,234,000	44,000	88	88%
Jan-21	498	1,640,000	53,000	106	106%
TOTALS		17,558,200	48,083.33	93	86%
Dec-20	496	1,715,000	55,000	111	110%
Nov-20	489	1,466,000	49,000	100	98%
Oct-20	485	1,543,000	50,000	103	100%
Sep-20	481	1,511,000	50,000	104	100%
Aug-20	474	1,661,000	54,000	114	108%
Jul-20	468	1,542,000	50,000	107	100%
Jun-20	463	1,594,000	53,100	115	106%
May-20	459	1,545,000	49,800	108	100%
Apr-20	453	1,372,000	46,000	102	92%
Mar-20	443	1,344,000	43,000	97	86%
Feb-20	432	1,156,000	40,000	93	80%
Jan-20	426	1,129,000	36,000	85	72%
TOTALS		17,578,000	47,991.67	103	96%

Open Work Orders for Pond maintenance & repair:

WO#:	Location:	Work scheduled:
2461680	Mary Elise Way, DP 2-2	Small Erosion issue, hole forming by Inlet – work has started
2461783	Jacksdaw Dr, DP 3-3	Erosion issue at embankment of Pond – work has started
2751858	Jacksdaw Dr, DP 3-1	Investigate/repair washout in Bull rock, remove damaged silt fencing

Completed Work Orders for Pond maintenance and repair:

WO#:	Location:	Work scheduled:
1701893	Mary Elise Way, DP 2-2	Add grass seed around Pond area
1701898	Mary Elise Way, DP 2-2	Clean silt out of Inlet structure
2053455	591B Katie Dr, DP 2-4	Replace rock that washed out on road to Pond
2135542	Jacksdaw Dr, DP 3-1	Erosion issue at outfall/spillway, area around erosion control fabric and french drain s eroding
2155301	Mary Elise Way, DP 2-2	Clean Inlet
2155305	Reunion Blvd, DP 2-3	Clean Inlet
2276034	Jacksdaw Dr, DP 3-1	Clean Inlet – full of silt
2276039	Reunion Blvd, DP 2-3	Clean Inlet – full of vegetation and silt
2319072	591B Katie Dr, DP 2-4	Replace broken stack located in the sand basin
2319078	591B Katie Dr, DP 2-4	Clean Inlet by fence on far right, clean deep ditch inlet in back
2319098	Jacksdaw Dr, DP 3-1	Clean Inlet
2367082	591B Katie Dr, DP 2-4	Clean silt out of sand bay area so it will drain, clean splitter box – clean silt so it won't hold water, grade in front of splitter box in front of inlet
2387972	RRWCID District Area	Clean all storm outlets as identified on TCEQ Inspection
2466755	591B Katie Dr, DP 2-4	Replaced lock on gate
2483580	591B Katie Dr, DP 2-4	Reset No Trespassing sign
2483622	Mary Elise Way, DP 2-2	Safety issue on trail, Metal edging above ground, replace missing red/white striped gate arm
2396347	Jacksdaw Dr, DP 3-1	Clean silt from inlet – holding water
2543838	Jayne CV	Needs cleaning, remove leaves
2546492	Reunion Blvd, DP 2-3	Clean Inlet

2617180	Reunion Ranch Blvd, DP 2-3	Weld Ring onto end of gate to secure chain, clean inlets
2619039	Denise Cove Storm Drain	Clear vegetation from Bull Rock, remove sediment from inlet
2396357	Mary Elise Way, DP 2-2	Clean silt & vegetation from inlet – holding water – work has started
2275994	591B Katie Dr, DP 2-4	Investigate deep trench, remove vegetation – work has started
2646427	Reunion Ranch DP 2-3	Re-investigate if loop is still welded to gate to attach chain
2722342	591B Katie Dr, DP 2-4	Clean sediment from inlet
2723264	Mary Elise Way, DP 2-2	Brush removal
2751630	Reunion Blvd DP 2-3	Clean sediment from inlet



**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT: REUNION RANCH

DATE: 2/18/2022

WO #: 2773843

TECH.: TAMMY YBARRA

Pond Location	WQP 2-2 (MARY ELISE)
Pond water level?	FULL
Inlets In good structural condition?	YES
Inlets clear of accumulated sediment or debris?	YES
Trash found at site?	NO
Sinkhole, cracks or seeps visible in the embankment?	YES
Erosion present at shoreline?	YES
Erosion occurring around the inlets or outlet structures?	YES
Discharge valve open operational?	N/A
Condition of vegetation around the out fall pipe?	GOOD
Excessive algae blooms present?	NO
Invasive plants present?	NO
Trees or woody vegetation present on the dam or embankment?	NO
Sediment has accumulated and reduced the volume of the pond?	NO DATA

COMMENTS: DIRT PILE ON ENBANKMENT



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**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT: REUNION RANCH

DATE: 2/18/2022

WO #: 2773843

TECH.: TAMMY YBARRA

Pond Location	WQP 2-3 (ACROSS 249 REUNION RANCH)
Pond water level?	FULL
Inlets in good structural condition?	YES
Inlets clear of accumulated sediment or debris?	YES
Trash found at site?	NO
Sinkhole, cracks or seeps visible in the embankment?	NO
Erosion present at shoreline?	NO
Erosion occuing around the inlets or outlet structures?	NO
Discharge valve open operational?	N/A
Condition of vegetation around the out fall pipe?	GOOD
Excessive algae blooms present?	NO
Invasive plants present?	NO
Trees or woody vegetation present on the dam or embankment?	NO
Sediment has accumulated and reduced the volume of the pond?	NO DATA
COMMENTS:	POND LOOKS GOOD





**STORMWATER POND INSPECTION
SAND FILTER SYSTEM**

DISTRICT: REUNION RANCH
DATE: 2/18/2022
WO #: 2773843
TECH.: TAMMY YBARRA

Pond Location	WQP 2-4 (END OF KATIE)
Pond water level	DRY
Does the pond drain within 48 hours?	YES
Sediment depth in the forbay?	2" - 3"
Sediment depth in the sand filter area?	2" - 3"
Trash found at site?	NO
Is vegetation below 18" in height?	NO
Trees or brush found in basin area?	NO
Condition of the media?	GOOD / HAS SOME RUTS
Condition of vegetation around the out fall pipe	NO
Was sediment found in the under drain piping? Remove open clean out tops and check	NO
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabion walls, etc.)?	NO
Trickle Channel or Splitter Box	GOOD
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	YES
COMMENTS:	EMBANKMENT HAS EROSION



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**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT: REUNION RANCH
DATE: 2/18/2022
WO #: 2773843
TECH.: TAMMY YBARRA

Pond Location	WQP 3-1 (BEHIND 3105 REUNION RANCH)
Pond water level?	FULL
Inlets in good structural condition?	YES
Inlets clear of accumulated sediment or debris?	NO - SMALL AMOUNT OF SEDIMENT
Trash found at site?	NO
Sinkhole, cracks or seeps visible in the embankment?	YES - FROM INLET TO BOULDER AREA
Erosion present at shoreline?	YES
Erosion occurring around the inlets or outlet structures?	NO
Discharge valve open operational?	N/A
Condition of vegetation around the out fall pipe?	OK
Excessive algae blooms present?	NO
Invasive plants present?	NO
Trees or woody vegetation present on the dam or embankment?	NO
Sediment has accumulated and reduced the volume of the pond?	NO DATA
	POND LOOKS GOOD
COMMENTS	WASHOUT IN BOULDER AREA & CLEAR SEDIMENT - WO 2751858





**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT: REUNION RANCH
DATE: 2/18/2022
WO #: 2773843
TECH.: TAMMY YBARRA

Pond Location	WQP 3-3 (Behind 3142 Reunion Ranch)
Pond water level?	FULL
Inlets in good structural condition?	N/A
Inlets clear of accumulated sediment or debris?	N/A
Trash found at site?	NO
Sinkhole, cracks or seeps visible in the embankment?	YES
Erosion present at shoreline?	YES
Erosion occuing around the inlets or outlet structures?	N/A
Discharge valve open operational?	YES
Condition of vegetation around the out fall pipe?	OKAY
Excessive algae blooms present?	NO
Invasive plants present?	NO
Trees or woody vegetation present on the dam or embankment?	NO
Sediment has accumulated and reduced the volume of the pond?	NO DATA
COMMENTS:	GATE OPEN - 3132 REUNION USING POND TO ACCESS BACKYARD EROSION ON EMBANKMENT - WO 2461783





**STORMWATER POND INSPECTION
DRAIN OUTLET**

DISTRICT: REUNION RANCH

DATE: 2/18/2022

WO #: 2773843

TECH.: TAMMY YBARRA

Pond Location	DENISE COVE DRAIN INLET
Pond water level	N/A
Does the pond drain within 48 hours?	N/A
Sediment depth in the forbay?	N/A
Sediment depth in the sand filter area?	N/A
Trash found at site?	N/A
Is vegetation below 18" in height?	N/A
Trees or brush found in basin area?	N/A
Condition of the media?	N/A
Condition of vegetation around the out fall pipe	N/A
Was sediment found in the under drain piping? Remove open clean out tops and check	N/A
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?	N/A
Discharge valve open operational	N/A
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	N/A
COMMENTS:	



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STORMWATER POND INSPECTION

DISTRICT: REUNION RANCH

DATE: 2/18/2022

WO #: 2773843

TECH.: TAMMY YBARRA

Pond Location	JANE COVE DRAIN
Pond water level	N/A
Does the pond drain within 48 hours?	N/A
Sediment depth in the forbay?	N/A
Sediment depth in the sand filter area?	N/A
Trash found at site?	N/A
Is vegetation below 18" in height?	N/A
Trees or brush found in basin area?	N/A
Condition of the media?	N/A
Condition of vegetation around the out fall pipe	N/A
Was sediment found in the under drain piping? Remove open clean out tops and check	N/A
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?	N/A
Discharge valve open operational	N/A
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	N/A
COMMENTS	HAS SEDIMENT, DRY LEAVES AND VEGETATION



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Reunion Ranch Blvd.

Pond Maintenance Report		RR RR Blvd											
Aquatic Features, Inc.													
6611 Burnet Lane													
Austin, TX 78757													
	Service Dates	13th, 24th	1st, 22nd										
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1) Debris and litter removal		40 Gal	40 Gallons										
2) Vegetation condition for water quality		Good	Good										
3) Control of Nuisance Vegetation- Chemical Applications		Yes	None										
Algae		Yes	None										
Marginal/Shore Plants		None	None										
Submerged Plants		None	None										
Invasives: Mosquite, Willow, Salt Cedar		None	None										
4) Vegetation removal or request for removal		None	None										
5) Monitor slopes inside, top and outside pond banks		Good	Good										
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good										
Sedimentation build up		Present	Present										
7) Monitor fountain													
Control panel timers, float, lights, cable, moorings													
8) Mosquito fish		Present	Present										
9) Unusual occurrences and Notes		See Note 1	See Note 1										


Note 1: Considerable Increase in trash with new construction of houses taking place near pond.

Jacksdaw

Pond Maintenance Report		RR Jacksdaw											
Aquatic Features, Inc.													
6611 Burnet Lane													
Austin, TX 78757													
	Service Dates	13th, 24th	1st, 22nd										
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1) Debris and litter removal		10 gallons	15 Gallons										
2) Vegetation condition for water quality		Good	Good										
3) Control of Nuisance Vegetation- Chemical Applications		Yes	Yes										
Algae		Yes	Yes										
Marginal/Shore Plants		None	None										
Submerged Plants		None	None										
Invasives: Mosquite, Willow, Salt Cedar		None	None										
4) Vegetation removal or request for removal		None	None										
5) Monitor slopes inside, top and outside pond banks		Good	Good										
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good										
Sedimentation build up		Present	Present										
7) Monitor fountain													
Control panel timers, float, lights, cable, moorings													
8) Mosquito fish		Present	Present										
9) Unusal occurences and Notes		None	None										

Reunion Ranch Windmill

Pond Maintenance Report		RR Windmill											
Aquatic Features, Inc. 6611 Burnet Lane Austin, TX 78757													
Service Dates		13th, 24th	1st, 22nd										
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1) Debris and litter removal		10 gallons	15 Gallons										
2) Vegetation condition for water quality		Good	Good										
3) Control of Nuisance Vegetation- Chemical Applications		Yes	None										
Algae		Yes	None										
Marginal/Shore Plants		None	None										
Submerged Plants		None	None										
Invasives: Mosquito, Willow, Salt Cedar		None	None										
4) Vegetation removal or request for removal		None	None										
5) Monitor slopes inside, top and outside pond banks		Good	Good										
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good										
Sedimentation build up		Present	Present										
7) Monitor fountain													
Control panel timers, float, lights, cable, moorings													
8) Mosquito fish		Present	Present										
9) Unusual occurrences and Notes		None	None										

	2/16/2022 Erosion Control Inspection Report			
	TAYLOR MORRISON / Operator: PHIL KEYES			
Reunion Ranch	VIOLATION	PIC#	VIOLATION NUMBER	AMOUNT OF FINE
KATIE	ECM	1	1	\$500

LEGEND

BRN - bull rock needed; EC measures not held during rain event	1st Violation	\$500
CS - clean street and/or curb area	2nd Violation	\$750
CW - concrete washout, repair, not holding or needed	After 2nd Violation	\$750
ECM - EC measures needed; sod, silt fencing, mulch, curlex, geo textile, etc.	Increments	
OF - orange fencing; repair or needed		
PBC - properly bed and cover; sewer/water lines, inspection/reinspection needed		
RSF - repair silt fencing; replace, extend or needed		
SCO - sewer cap off; repair/missing 4" or 6" adaptor plug		
SIP - storm inlet protection; repair, replace, clean or needed		
TCB - trash containment box; broken, over full or not contained		
YL - yard loamed out, needs sod within 5 days		
OTHER - as described in report		

Fines may be levied per lot, per day

Note: District may charge for property replacement or trash removal at cost plus 15%

Inframark CONTACTS:

Ronja Keyes 281-608-4361



Inframark Newsletter Examples



CUSTOMER FIRST NEWSLETTER

March 2022

EPA LEAD AND COPPER RULE

THE EPA LEAD AND COPPER RULE

Flint, Michigan was in the headlines a few years ago due to unhealthy levels of lead in their drinking water. That occurred because the water authority changed the water source for the city and did not properly treat the water. As a result, the lead pipes leading into homes and businesses began to corrode and result in unsafe lead levels.

Our job at Inframark is not only to provide safe drinking water, but to keep you, our customer, informed on the rules and regulations established by the state and federal governments and to show how we stay in compliance. That is why we want to share this information with you on the EPA Lead and Copper Rule (LCR).

In 1991, the Environmental Protection Agency (EPA) published regulations to control lead and copper in our drinking waters. It is known as the Lead and Copper Rule. The goal of the rule is to lower the levels of copper and lead by reducing corrosion which leads to the increased levels of these dangerous metals. The rule requires water providers to monitor drinking water at customer taps. If lead concentrations exceed the action level of 15 parts per billion (ppb), or copper concentrations exceed the action level of 1.3 parts per million (ppm) in more than 10% of the samples collected, the water system must initiate steps to control corrosion and educate the public. Generally, as in Flint, besides improving corrosion control, the lead service lines from the meter into their home or business must be replaced.

HOW DO WE TEST FOR THESE METALS?

Testing for copper and lead requires the assistance of the resident or homeowner since the problem arises in the pipe leading from the meter to the domicile or the house internal piping. They are provided with a sample bottle along with instructions on how to collect the sample from a frequently used interior faucet. Either the system operator or contract lab will collect the sample and analyze it for lead and copper levels. Residents that provide a sample will receive the results of the analysis within 30 days from receipt of the sample. There is no cost to the participant.

If the results of the sampling indicate copper and lead in excess of the rule, the water system must perform a corrosion control study and either install corrosion control equipment or optimize existing corrosion control. Unless the system qualifies for reduced monitoring, samples are collected every six months. Reduced monitoring schedules are based on the results of previous samples. All sample results are collected and listed on the Texas Drinking Water website which allows the public to view the Safe Drinking Water Information System (SDWIS) database.

It is important that customers be aware that anytime their home or business

changes the plumbing or fixtures, the water provider must perform a Customer Service Inspection to ensure and verify that the new plumbing and fixtures are free of lead and copper and compliant with the LCR.

THE HEALTH IMPACTS OF LEAD AND COPPER

The greatest impact of lead is on young children, infants, and fetuses. They are extremely vulnerable because the negative behavioral effects occur at lower exposure levels than in adults. In children, low levels of exposure have been linked to damage to the central and peripheral nervous system, learning disabilities, shorter stature, impaired hearing and the formation and function of blood cells. For children, the Centers for Disease Control and Prevention (CDC) recommend public health action when the level in a child's blood is 5 micrograms for deciliter or more.

Exposure to lead can come from paint, dust, soil, air, and food as well as drinking water. The EPA estimates that drinking water can comprise 20% or more of the person's exposure to lead. Infants using mixed formula can get almost 40% to 60% of their lead exposure from drinking water. Even low levels of lead in the blood of children can result in:

- Behavior and learning problems
- Lower IQ and hyperactivity
- Slowed growth
- Hearing issues
- Anemia
- And in rare cases, ingestion of lead can cause seizures, coma, or death

Lead can accumulate in our bodies over time where it is stored in bones along with calcium. As a result, it is especially dangerous to pregnant women. During pregnancy, lead is released with calcium which is used to form fetal bones. Lead can also cross the placental barrier resulting in reduced fetal growth and premature birth.

Lead is also harmful to adults and exposure can result in increased blood pressure, hypertension, reproductive issues, and decreased kidney function. While copper is essential to good health, exposure to higher doses can create health problems. Water that contains higher than normal levels of copper can induce nausea, vomiting, stomach cramps or diarrhea. Unusually high intake of copper can cause liver and kidney damage and possibly death.

Our primary job at Inframark is to provide our customers with safe drinking water and effective wastewater treatment. We also have a responsibility to inform our customers about their water and to assure them that our water meets all state and federal requirements. We hope that this information is helpful to you.

On behalf of the Texas MUD Leadership Team

Todd A. Burrer

Vice President, Texas MUDs

713-805-9232

Todd.Burrer@inframark.com

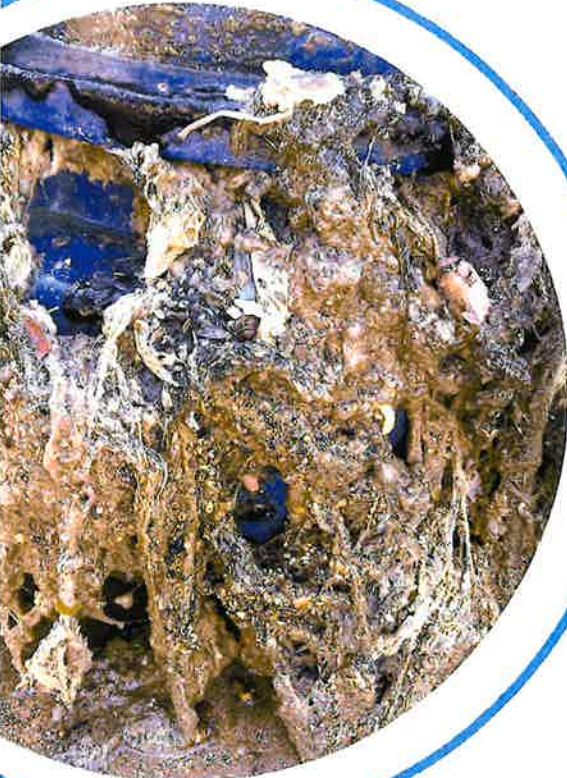
SOCIAL MEDIA: Please share this with your residents. This will be our primary emergency contact medium:

FACEBOOK: in the search bar, type INFRAMARK:TEXASMUDS

TWITTER: @TexasMUDsHouston



DO NOT FLUSH...



- Baby products
- Cotton products
- Feminine hygiene products
- Contraceptives
- Diapers
- Dental floss
- Paper towels & tissues
- Medication
- Cat litter
- Cigarette butts
- Hair
- Gum



The items listed are nonbiodegradable, meaning they are not capable of being broken down by living organisms. This is important because sewer treatment plants use microorganisms to feed on and remove contaminants from the waste. These microbes can not break down these items; therefore, they cause havoc in the sewer plant and cost money to clean and replace equipment. Just because the package says "flushable" does not mean the product is biodegradable.

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Grease

Do!

- Put oil and grease in covered collection containers.
- Scrape food scraps from dishes into garbage cans to dispose of properly. Avoid using your garbage disposal.
- Remove oil and grease from dishes, pans, fryers, and griddles. Cool first before you skim, scrape, or wipe off excess grease.
- Prewash dishes and pans with cold water before putting them into the dishwasher.
- Cover the kitchen sink with catch basket and empty into garbage can as needed.
- Cover the floor drain with fine screen and empty into garbage can as needed.

Don't!

- Don't pour oil and grease down the drain.
- Don't put food scraps down the drain.
- Don't run water over dishes, pans, fryers, and griddles to wash oil and grease down the drain.
- Don't rinse off oil and grease with hot water.

Why should I help?

- Prevent grease buildups from blocking sewer lines.
- Stop sewer overflows into streets and storm drains.
- Save money spent on costly cleanups of sewage spills.
- Reduce the number of times you have to clean your grease trap (food service).
- Protect the quality of our water.

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WHY YOU SHOULD NOT FLUSH WIPES

More and more people are using flushable wipes (pre-moistened towelettes that are often advertised as flushable). Despite being labeled as flushable, these wipes can clog toilets and back up sewer systems. The issue with flushable wipes and other products that aren't toilet paper is that they don't break down. Toilet paper turns into mush when it gets wet, while everything else stays as it is.

These wipes can clog the toilet in your home. If the wipes make it out of the home plumbing system they will end up at the sewer collection system and lift stations. If these wipes continue into the sewer system they will cause clogging issues and damage machinery. This will also cause necessary replacements or upgrades to machinery and maintenance services. Please help by only flushing biodegradable products regardless of how the product is advertised.

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**CERTIFICATION OF UNOPPOSED CANDIDATES FOR
OTHER POLITICAL SUBDIVISIONS (NOT COUNTY)
CERTIFICACIÓN DE CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

To: Presiding Officer of Governing Body
Al: Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 7, 2022.

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 7 de mayo de 2022.

List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

Office(s) Cargo(s)	Candidate(s) Candidato(s)
Director	Dennis B. Daniel
Director	John Genter
Director	Gary Grass

Signature (Firma)

Printed name (Nombre en letra de molde)

Title (Puesto)

Date of signing (Fecha de firma)

Seal (Sello)

**ORDER DECLARING UNOPPOSED CANDIDATES
ELECTED TO OFFICE AND CANCELLING ELECTION**
**ORDEN PARA DECLARAR A LOS CANDIDATOS SIN Oponentes
ELECTOS A SUS CARGOS Y PARA CANCELAR LA ELECCIÓN**

STATE OF TEXAS §
ESTADO DE TEXAS §
 §
COUNTY OF HAYS §
CONDADO DE HAYS §

WHEREAS, the Secretary to the Board of Directors has certified that as the authority responsible for having the official ballot prepared, the following candidates are unopposed for election to office for the election scheduled to be held on May 7, 2022:

EN VISTA DE QUE como autoridad responsable de la preparación de la boleta oficial de votación, el Secretario de la Junta Directiva ha certificado que los siguientes candidatos no tienen oponentes para ser electos a los cargos en la elección programada para el 7 de mayo de 2022.

Dennis B. Daniel
John Genter
Gary Grass

NOW THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT THAT:

AHORA, POR LO TANTO, LA JUNTA DIRECTIVA DEL DISTRITO DE CONTROL Y MEJORAS DE AGUA REUNION RANCH DEL CONDADO DE HAYS ORDENA QUE:

Section 1. Dennis B. Daniel, John Genter and Gary Grass are hereby declared to be elected to the office of Director of the District on May 7, 2022.

Sección 1. Por la presente se declaran a Dennis B. Daniel, John Genter y Gary Grass electos para el cargo de Director del Distrito el 7 de mayo de 2022.

Section 2. The election scheduled to be held on May 7, 2022 is hereby cancelled in accordance with Section 2.053(a) of the Texas Election Code and shall not be held.

Sección 2. Por la presente se cancela la elección programada para el 7 de mayo de 2022 en conformidad con la Sección 2.053(a) del Código Electoral de Texas y no se llevará a cabo.

Section 3. On or after May 10, 2022 the President shall provide a Certificate of Election to the above-named candidates, pursuant to Section 67.016 Election Code. The candidates shall make the sworn Statement and take the Oath of Office as required by Section 49.055, Water Code. Thereafter, the candidates shall perform the duties of office. A duplicate original of the Oath of Office shall be filed with the Secretary of State within ten (10) days after its execution.

Sección 3. *En conformidad con la Sección 67.016 del Código Electoral, el 10 de mayo de 2022, o después de esta fecha, el Presidente proporcionará un Certificado de Elección a los candidatos nombrados previamente. Los candidatos harán la Declaración jurada y tomarán Juramento del cargo de acuerdo a lo que exige la Sección 49.0565 del Código de Agua. Posteriormente, los candidatos llevarán a cabo las funciones del cargo. Se archivará un duplicado del original del Juramento del cargo con el Secretario del Estado en un plazo de diez (10) días después de su ejecución.*

Section 4. A copy of this Order shall be posted on election day at each polling place that would have been used in the election.

Sección 4. *Una copia de esta Orden será colocada el día de elección en cada lugar de votación que se hubiera utilizado en la elección.*

PASSED AND APPROVED effective the 15th day of March, 2022.

ACEPTADA Y APROBADA con fecha de entrada en vigencia el día 15 de March de 2022.

By / Por: _____
Dennis B. Daniel, President / *Presidente*
Reunion Ranch WCID

ATTEST / *ATESTIGUA*:

By / Por: _____
Ronald F. Meyer, Secretary / *Secretario*
Reunion Ranch WCID

[SEAL] [SELLO]