

MURFEE ENGINEERING COMPANY, INC.

Texas Registered Firm No. F-353
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M E M O R A N D U M

DATE: May 12TH, 2022
TO: BOARD OF DIRECTORS – REUNION RANCH WCID
FROM: Andrea Wyatt, P.E.
RE: Engineer’s Report – May 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

Final record drawings are in progress.

Odor Control at WWTP

The odor at the WWTP has been minimal since the new treatment system became operational. Odors will be evaluated during the late summer or early fall to determine if the odor control unit at the influent lift station is sufficient. MEC will bring an updated proposal to the Board in July for the evaluation.

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. Adding a conveyor would cost approximately \$55,000. The quote provided in March was for \$45,000; the additional \$10,000 will cover engineering coordination and submittal review along with some amount of cost increase that may occur. The proposed conveyor would allow the solids to drop directly into the bin with minimal operator interference and would be high enough above the dumpster to allow a cover to be pulled over the dumpster when the system is not in operation. Currently the operator spends approximately 15 hours

per month to manage sludge. This time would be reduced and may be eliminated by installing a conveyor. This represents approximately \$1,600 per month in both labor and equipment. With these costs, the operation cost may start to surpass the cost of installing a conveyor in approximately 3 years.

210 Irrigation

The effluent sampling for turbidity has been started, and MEC is coordinating with Inframark to obtain the E. Coli samples.

Table 1. Type I Quality Requirements

Parameter	Limit	Limit Type
Turbidity	3 NTUs	30-day average
BOD ₅	5 mg/l	30-day average
<i>E. coli</i>	20/100 ml	30-day geometric mean (MPN or CFU)
<i>E. coli</i>	75/100 ml	maximum single grab sample (MPN or CFU)

MEC has been in communication with Urban Dirt and the HOA landscaping committee to determine if the current design meets the irrigation needs. Urban Dirt is evaluating the irrigation zones, which may require several weeks.

Texas Senate Bill No. 3 – Emergency Preparedness Plan

MEC submitted the EPP on February 22nd, 2022, to the TCEQ. MEC is still waiting on TCEQ to respond with comments, questions, or requests for information.

Wastewater System Emergency Response Plan

Inframark is currently reviewing and providing comments and edits to the ERP. MEC is coordinating with our GIS manager regarding adding links to the O&M manuals to the current GIS mapping.

Miscellaneous District Issues

MEC provided feedback to the Water Quality and Land Use Committee regarding the Meeks common area improvement request.

MEC reviewed an application for consent for a license to encroach. MEC reviewed the records and found that there were no existing WCID utilities within the proposed encroachment area and the appropriate documentation was submitted.

MEC completed a site visit to Delayne Drive and determined that the erosion in question was not a district concern.

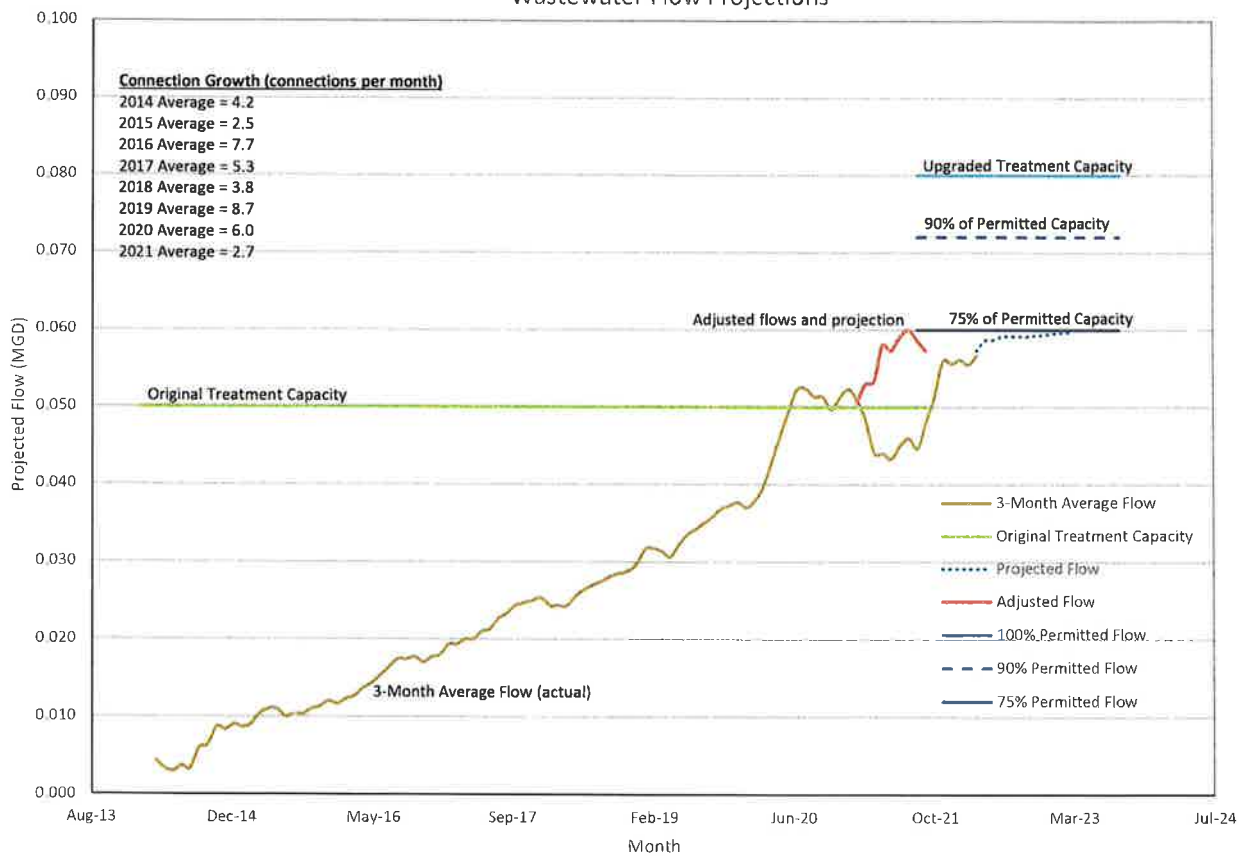
Capital Improvements/Maintenance for Fiscal Year 2022

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 solar-powered pond aeration system at the pond off Mary Elise Way.	\$10,000.00	\$7,351.00	\$7,351.00	May-22	Jul-22	Confirmation that solar powered aerators have been installed as of May 11th, 2022.
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	Additional cost information for this effort is forthcoming.
2.10 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	Ongoing coordination with Urban Dirt
SADDS Skid Cover	Inframark's contractor to install a cover over the SADDS Skid to protect the equipment from weather.	\$5,000.00	\$8,435.00		Feb-22	May-22	
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	MEC providing new quote late Summer/early Fall.
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	No need to remove solids at this point.

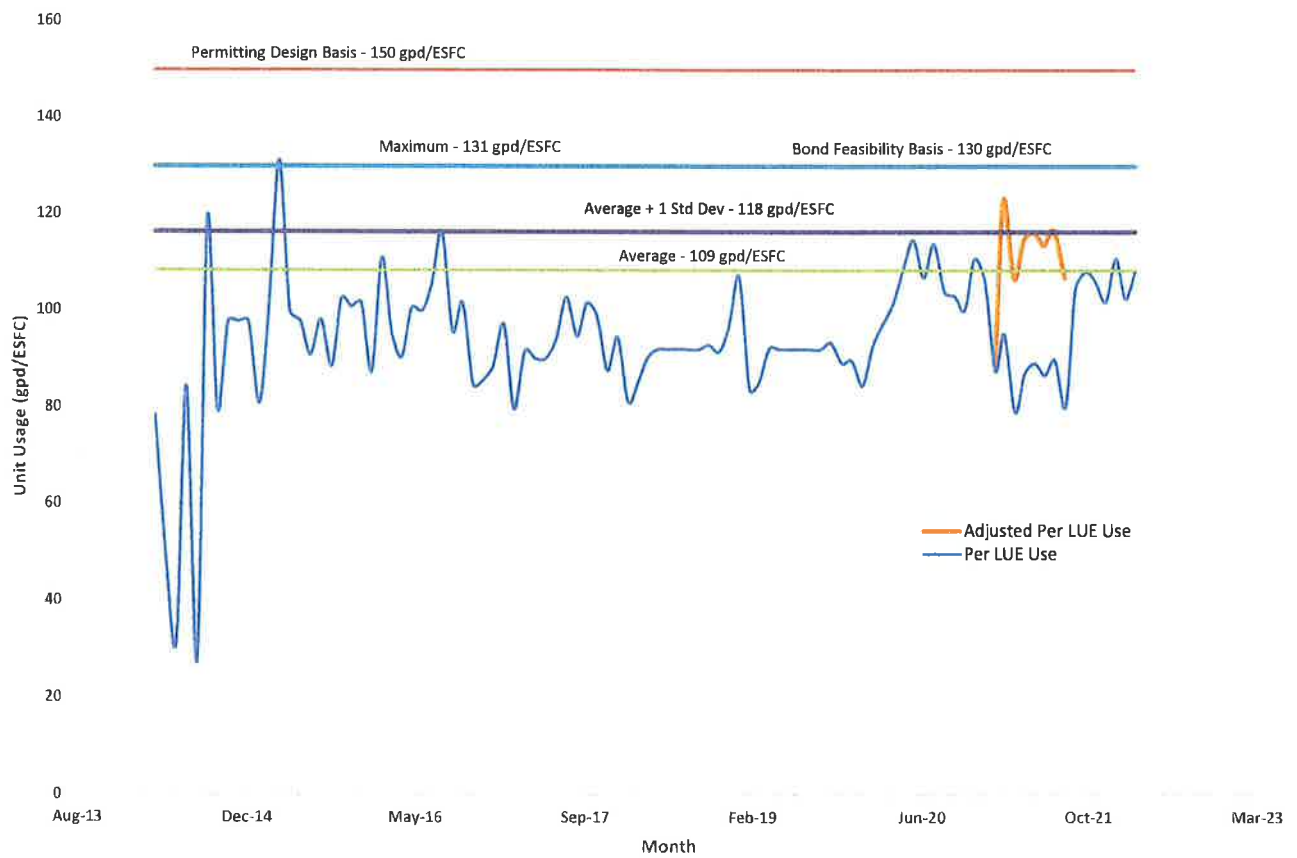
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Reunion Ranch WCID Wastewater Flow Projections



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Reunion Ranch WCID WWTP Unit Usage Analysis



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

~~October 20, 2020~~
May 17, 2022

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 May ____, 2022).

Homeowner Associations shall be charged a monthly base fee of \$0.00 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~~ May _____, 2022.

Dennis Daniel, President
Board of Directors

ATTEST:

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

(DISTRICT SEAL)

I\ReunionRanch\Rate Order-20220
5/12/22 10:27:20



**Reunion Ranch WCID
General Manager Reports for the month of
April 2022
Board Meeting: May 17th, 2022**

Reviewed By: Ronja Keyes
Date: 5/10/2022

Memorandum for: Board of Directors Reunion Ranch WCID

From: Ronja Keyes

Date: 05/17/2022

Subject: General Manager's Executive Summary

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

Agenda Item 19

A. Administrative

- Nothing significant to report.

B. WWTP/Collection System

- All facilities are in compliance for the month of April;
 - plant is at 72% capacity; total flows are 1.7 MG; average flows are 57,00 GPD.
- Effluent Pump #1 failure, update;
 - Repairs will not be covered under warranty. Large object clogged and damaged the Impeller, excessive torque caused the pump to overheat and fail. Repair Quote included in the Amount of \$4,482.50.
- Actuator/Decant valve update;
 - Proposal for the wire and conduit replacement in the Amount of \$4,400.00 is enclosed.
- Received and investigated multiple alarm calls at the Plant. No significant issues reported.

C. Wastewater Grinder Stations

- Annual inspection of Grinder Stations;
 - 23 Locations are due for inspection
 - HydroSource Proposal in the Amount of \$4,600.00 is enclosed
- Grinder Station pump failure;
 - HydroSource completed after hour service call
 - Cost of service call is in the Amount of \$593.75
 - Total cost to repair pump is \$1,901.11
 - Total cost to replace pump with 3-year warranty is \$2,250.00

D. Effluent Irrigation System & Fields

- Conducted monthly inspection of irrigation fields.
 - No leaks reported

E. Distribution & Collection, Lift Stations

- Water accountability is at 92% for the month of April.
- Leak Detection Survey, update;
 - SAMCO reported several leaks. Report enclosed.
 - All locations have been investigated.
- Scheduled to replace Fire Hydrant meter at Katie and Jacksdaw. Meter is not registering.
- Lift Station on Adam Court
 - Pump #1 tripped, further investigated, cleaned pump and reinstalled it. No other issues reported
- Manhole Survey
 - Discussion of price increase

F. Billing Adjustments

- Nothing significant to report.

G. Delinquencies

- Mailed 8 Delinquent Letters; 4 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 April 19th. Reports are enclosed.
- Aquatic Features;
 - Water retention pond inspection reports included for review.
- Pedestrian walkway to Mary Elise Pond. Breakdown below;
 - **Sunscape**; proposing a 3' wide walking trail
 1. Road base - \$2,433.21
 2. Proposal for recycled Asphalt Millings forthcoming
 - **Urban Dirt**; proposing a 5' wide walking trail
 1. 4" recycled Asphalt Millings - \$6,875.00

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. Request for use of Greenspace and other District Easements

- No request received.

O. Maintenance Access

- Nothing significant to report.

P. Expenditures, contracts, repairs, replacements, and maintenance

- Refer to recommendations below.

Q. Watering Restrictions; Recent notice from WTCPUA

- Water restriction sign was installed
- Inframark's Compliance Department notified TCEQ,
- Schedule of watering restrictions will be added to water bills

R. Resident's Request for Consent for License to Encroach

- Murfee Engineering reviewed site development as-built drawings, confirmed no infrastructure is in the area.

Construction

- Erosion control report attached for review.

Current Items for Board consideration:

Vendor	Amount	Description	Work Order #
Inframark	\$4,400.00	Replacement of conduit and wire from panel to decant valve	
Smith Pump	\$4,482.50	Effluent pump repair	
HydroSource	\$4,600.00	Grinder Station inspection	
HydroSource	\$1,901.11 \$2,250.00	Grinder Station Pump repair/replacement	



Smith Pump Company, Inc.

301 MB Industrial Blvd
Waco, TX 76712 US

Phone: 800-299-8909
Fax: 254-776-0023
www.smithpump.com

Quote No: 33621

Wednesday, May 11, 2022
Page: 1

Prepared For: Zack Willeford

Shipping:

Inframark - Water & Infrastructure Ser

14050 Summit Drive
Suite 103
Austin, TX 78728
Phone: 512-201-3595

Reunion Ranch WCID

Reunion Ranch WCID WWTP
110 Jayne Cove
Austin, TX 78737

<i>Shipping Method</i>	<i>Freight Terms</i>	<i>Payment Terms</i> Net 30 Days	<i>Salesperson:</i> TXCEN - Jeff McHattie
------------------------	----------------------	-------------------------------------	--

Thank you for the opportunity to present our quotation for your upcoming project. Please give us a call if you require additional information.

Sincerely,

Andrew Kim

andrewk@smithpump.com

Line: 1

Part ID: 4601

Rev: 2

Pump Repair-Small Bench <10HP
Shop Repair of Small Bench Pump

Pump Repair Includes:

1. Reassemble Complete
2. Replace Seal Oil/Motor Chamber Oil
3. Test Run Motor
4. Perform Seal Test
5. Touch Up Paint
6. Prep for PickUp/Delivery

Inspection Report:

Megger test of motor was good. Ohmed motor, all were open. Burnt copper noticed on lead end of stator. Lacing on stator lead end is also burnt and loose. Stator failure. Slight moisture in seal chamber. Seals have regular wear. Anti-rotation pin on bushing is sheared off. Chunk of impeller missing.

Believed that a large sudden torque on the pump (possibly caused by a solid object impacting the impeller) caused the impeller to break and the anti rotation pin to shear. This imbalanced the motor stator causing damage.

Parts Replaced in Repair:

- Motor Housing and Stator
- Pump Housing
- Bearings
- O-Rings and Gaskets
- Seals
- Seal Retainer

Lead Time: 3-4 Weeks



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www.smithpump.com

Quote No: 33621

Wednesday, May 11, 2022

Page: 2

Quantity	U/M	Unit Price	Discount	Discounted Unit Price	Line Price
1.00	EA	3,087.50000			\$3,087.50 *
<hr/>					
Line: 2		Part ID: 7003-009		Rev: 0	
		Impeller Adder			
		Adder for New Impeller			
Quantity	U/M	Unit Price	Discount	Discounted Unit Price	Line Price
1.00	EA	1,395.00000			\$1,395.00 *

* Indicates which quantity price is included in the Total

Total: \$4,482.50

Prices are Valid Until Friday, June 10, 2022

ACCEPTED BY: _____

PRINTED NAME: _____

PURCHASE ORDER (IF APPLICABLE): _____

SIGNED ON DATE: _____



Smith Pump Company, Inc.

301 MB Industrial Blvd
Waco, TX 76712 US

Phone: 800-299-8909

Fax: 254-776-0023

www.smithpump.com

Quote No: 33621

Wednesday, May 11, 2022

Page: 3

Terms and Conditions

- 1. Applicability** - These Terms and Conditions of Sale ("Terms") shall govern all sales of equipment or services to Customer. These Terms supersede any prior written or oral agreement, understanding, representation or promise and any pre-printed or standard terms and conditions contained in Customer's request for quote, purchase order, invoice, order acknowledgement or similar document. These Terms may not be amended, supplemented, changed or modified except by concurrent or subsequent written agreement signed by an authorized representative of both Smith Pump Company ("SPCO") and Customer. SPCO's acknowledgement of Customer's purchase order shall not constitute acceptance of any terms or conditions contained therein which are in any way inconsistent with the Terms. Any additional or different terms or conditions included in any acceptance of this quotation are expressly disclaimed and rejected in advance, and unless there is prior mutual agreement otherwise, shall not become a part of any contract resulting from this quotation.
- 2. Price** - Unless otherwise stated in this quotation, all prices are FOB shipping point. All transportation, insurance and similar charges incident to delivery shall be borne by the Customer. This quotation is valid for thirty (30) days only. Shipping dates are approximate and are based on prompt receipt of all necessary information. In the case of delay in furnishing complete information to SPCO, dates of shipment may be extended for a reasonable time. In the event SPCO provides transport services, these will be quoted as a lump sum price based on destination and shipping mode. In the event Customer requests a delay or suspension in the completion and/or shipment of equipment or services covered by this quotation, or any part thereof, for any reason, the parties shall agree upon any cost and/or scheduling impact of such delay and all such costs to Customer's account. Any delay period beyond thirty (30) days after original scheduled shipment date shall require Customer to (i) take title and risk of loss of any equipment covered by this quotation, and (ii) make arrangements for the storage of such equipment with SPCO or other party. SPCO's invoice, which is contractually based on shipment, shall be issued upon SPCO's readiness to ship the equipment covered by this quotation. SPCO shall not be liable for delay and delivery due to causes beyond its reasonable control including, but not limited to, acts of God, acts of government, acts of Customer, fires, labor disputes, boycotts, floods, epidemics, quarantine restrictions, war, insurrection, terrorism, riot, civil or military authority, freight embargos, transportation shortages or delays, unusually severe weather or inability to obtain necessary labor, materials or manufacturing facilities due to such causes. In the event of any such delay, the date of delivery shall be extended for a length of time equal to the period of the delay.
- 3. Warranty** - SPCO warrants new equipment or parts to be free from defects in materials and workmanship for a period of eighteen (18) months from the date of shipment or twelve (12) months from the date of startup or initial use, whichever comes first. SPCO SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL OR LIQUIDATED DAMAGES. NO EXPRESSED OR IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE SHALL APPLY. Repairs performed by SPCO are warranted against defects in workmanship and/or materials for a period of twelve (12) months from the date of shipment. SPCO will not be responsible for any removal or reinstallation charges or transportation charges in cases where equipment has failed under these warranty conditions. SPCO's sole obligation and Customer's sole remedy under this warranty is repair or replacement at SPCO's election. Customer agrees to provide SPCO reasonable and clear access to any equipment covered by this warranty which may include removal of materials or structures as well as supplying any equipment, materials or structures which are necessary to provide reasonable access to the equipment being repaired or replaced. Costs to remove and/or reinstall equipment for warranty purposes shall be the responsibility of Customer. Replacement parts or repairs furnished under this warranty shall be subject to warranty provisions herein for the remaining warranty period. All equipment repaired or replaced will be re-warranted only for the remainder of the original warranty period. SPCO does not warrant the equipment covered by this quotation or any repair/replacement part against the effects of erosion, corrosion, or normal wear and tear due to operation or the environment. The warranty and remedies set forth herein are conditioned upon proper storage, installation, use and maintenance of the equipment covered by this quotation in all material respects, and in accordance with SPCO's written recommendations. Customer must notify SPCO in writing of any warranty claim during the warranty period or within thirty (30) days thereafter. SPCO will not be liable under this warranty if warranted goods have been exposed or subjected to any (1) maintenance, repair, installation, handling, packaging, transportation, storage, operation, or use which is improper or otherwise not in compliance with SPCO's instructions, (2) alteration, modification or repair by anyone other than SPCO or those specifically authorized by SPCO, (3) accident, contamination, foreign object damage, abuse, neglect, or negligence after shipment to Customer, (4) damage caused by failure of a SPCO supplied product not under warranty or by any hardware or software not supplied by SPCO, (5) use of counterfeit or replacement parts that are not manufactured by the manufacturer of goods provided by SPCO or approved by SPCO for use in goods provided by SPCO, or (6) goods which are normally consumed in operation or which have normal life inherently shorter than the warranty period including, but not limited to, consumables (e.g. lamps, batteries, storage capacitors).
- 4. Payment** - All prices are net cash to be paid thirty (30) days after date of invoice. Customer agrees to make payment within that period. Discounts will apply only as stated on the invoice. Invoices unpaid for thirty (30) days after issuance shall bear interest at the highest lawful rate due and payable on any invoiced account, which is delinquent and not paid within the stated terms. Should Customer for any reason fail to pay in accordance with these terms, Customer agrees to pay all collection costs, attorney's fees and expenses incurred in collecting payment. If Customer's financial condition is or becomes unsatisfactory to SPCO, SPCO reserves the right to (a) require payment from Customer on a cash in advance basis, (b) require a letter of credit or other acceptable security before shipment, (c) cancel shipment at any time prior to delivery without further obligation or liability on SPCO's part, (d) terminate any contract or obligation on the part of SPCO, or (e) require other special payment terms acceptable to SPCO to assure payment. All extensions of credit are subject to the approval of SPCO's credit department and management.
- 5. Joint Check Agreement** - If Customer fails to pay laborers and materialmen within thirty (30) days after payment by SPCO, SPCO will have the right to make future payments by check payable jointly to Customer and laborers or materialmen to the extent of unpaid indebtedness arising out of the job. SPCO will credit joint checks against the contract sum on the next payment application.
- 6. Taxes** - The amount of all federal, state or local taxes applicable to the sale, use, delivery or transportation of the equipment or services sold hereunder and all duties, imports, tariffs, and other similar levies shall be added to the contract price and paid by the Customer except where the Customer shall furnish an appropriate certificate of exemption.
- 7. Property Damage** - SPCO shall not be responsible for damage to topsoil or groundcover in connection with the work or service performed under this contract. SPCO shall not be responsible for claims arising from the pumping of water onto the ground which is necessary in connection with the service or work provided by SPCO. The customer agrees to hold SPCO harmless from claims arising out of damage caused by the pumping of water onto the ground.
- 8. Startup** - If the equipment supplied pursuant to this quotation has a warranty requirement, qualified SPCO personnel must be present during the initial equipment startup and commissioning. Failure to request and assure the presence of qualified SPCO personnel will void any warranty herein. Requests for startup must occur at least seven (7) days prior to the scheduled date of the startup.
- 9. Limitation of Liability** - The remedies set forth herein are exclusive and the total liability of SPCO with respect to this quotation, and any contract for goods or services arising from this quotation, or for any breach thereof, whether based on contract, warranty, torts (including negligence), indemnity, strict liability or otherwise, shall not exceed the quotation or sales price of the specific equipment or service which gives rise to the claim.
- 10. Setoff** - All amounts that Customer owes SPCO under this quotation shall be due and payable in accordance with the terms of the quotation. Customer shall not setoff such amounts or any portion thereof, whether or not liquidated, against sums which Customer asserts are due to it, its parent, affiliates, subsidiaries or other division under other transactions with SPCO.
- 11. Customer Cancellation** - Customer may cancel this order only upon written notice and payment to SPCO of reasonable and proper cancellation charges. In the event of cancellation, Customer must pay for all material, expense and labor costs incurred by SPCO in connection with the materials and services to be provided pursuant to this quotation, as well as all expenses relating to any specially fabricated materials and restocking charges.
- 12. Assignment** - Neither party may assign this order or any portion thereof without the advance, written consent of the other party, which consent shall not be unreasonably withheld.
- 13. Waiver/Severability** - Failure by SPCO to assert all or any of its rights upon any breach by Customer shall not be deemed a waiver of such rights either with respect to such breach or any subsequent breach, nor shall any waiver be implied from the acceptance of any payment. No waiver of any right shall extend to or affect any other right Customer may possess nor shall such waiver extend to any subsequent similar or dissimilar breach. If any portion of these Terms are determined to be illegal, invalid or unenforceable for any reason, such provision shall be deemed stricken for the purposes of the dispute in question and all other provisions shall remain in full force and effect.
- 14. Applicable Law** - The contract involving the sale of the equipment and services covered by this quotation shall be interpreted in accordance with the laws of the State of Texas. This contract is performable in McLennan County, Texas and venue for any court action in any way relating to or arising out of this contract shall be McLennan County, Texas.

Job Estimate

Date: May 5th, 2022

Location: Reunion Ranch WCID, Wastewater Treatment Plant

Work to be performed for: Reunion Ranch WCID

Job Description:

Replacement of conduit and wire from MCC panel to decant valve

Materials	\$ 600.00
Labor & Equipment	\$ 3,800.00
Subcontractor	\$ 0.00
Total	\$ 4,400.00

TECL # 19379 – Regulated by the Texas Department of Licensing and Regulations, P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599; website: www.license.state.tx.us/complaints

Note: does not include tax or any permit fees

Projected completion date:

Submitted by:
Phil Henderson
Lead Maintenance Electrician

Approved by: _____ **Date** _____

From: Josh Whitt
Sent: Fri, 22 Apr 2022 17:12:02 +0000ARC
To:
Subject: REUNION RANCH INSPECTION ESTIMATE
Sensitivity: Normal
Archived: Wednesday, May 11, 2022 4:43:19 PM

Good afternoon,

As we discussed, we would charge \$200.00 before tax for each individual inspection which includes drive time, 1 hour on-site with a full diagnosis of each system, we would test power supply cable, amperage and voltage of pump, tighten and confirm all wiring inside alarm panel and any recommendations we see fit through a visual inspection of wet well and readings from field tests.

After that we will make a list of the stations from the 23 inspections that we would recommend need a pumping/cleaning of wet well as well as a recommendation of a good company who does that scope of work that we often use.

Before parts or tax to have the 23 inspections done in the reunion ranch neighborhood, we would charge \$200.00 x 23 stations making estimate \$4,600.00.

Thanks, let me know if there's anything else I can help with!

Josh Whitt,
Hydroservice services Inc.

Good afternoon,

For the weekend service call to come out, diagnose and resolve the issue the cost will be \$593.75 before tax.

And to repair the pump pulled from that station would be \$1,901.11 before tax.

Pump is 9 years old according to the manufacture date on serial number tag and they typically last an average of 10 years, for just a few hundred more you could purchase a brand new pump with a 3 year warranty which costs \$2,250.00 before tax.

Repaired W/ service before tax \$2,494.86

Replaced W/ service before tax \$2,843.75

Let me know how you would like to proceed, thanks!

Josh Whitt,
Hydrosource services Inc.

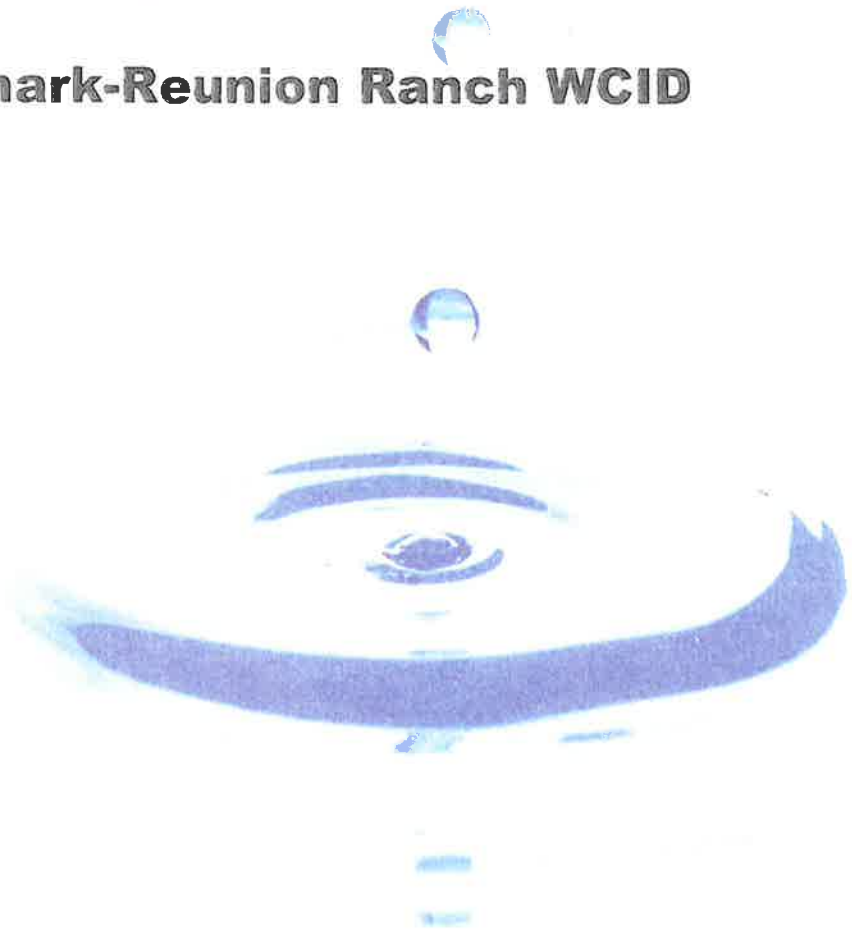
Delivering Professional Grade Leak Detection

SAMCO
FINAL LEAK
DETECTION REPORT

Prepared for: Inframark-Reunion Ranch WCID

May 5, 2022

Ronja Keyes
Accounts Manager



Its time to call
SAMCO
LEAK DETECTION
Delivering proven results since 1985.

901 Mopac Expressway South
Barton Oaks One, Suite 300
Austin, TX 78746

☎ (512) 263-7043
💻 samco-leakservice.com
✉ sgodfrey@samco-leakservice.com

The purpose of the survey was to perform acoustic leak detection in order to identify water leaks and help reduce water loss. The locations and descriptions of the leaks identified during the survey are listed below. The work performed during the project consisted of the following:

- Acoustically inspected water system for leaks and other water loss problems, utilizing sophisticated leak detection technology.
- Used Trimble sub-meter GPS to collect leak locations for maintenance mapping updates

During the project (5) five leaks were identified, (2) two service line leaks, (2) two fire hydrant leaks, and (1) one meter box leak; were identified. The leak location and description is listed below. Please do not hesitate to contact Hunter Skelton at 512-809-3461 if you have any questions or need assistance with the location of the following leaks or water loss issues listed below. All items identified as critical are considered to be in need of immediate attention.

Service Line Leaks			
Leak #	Leak Location	Critical	Date Located
1	Reunion Ranch Boulevard	Yes	05/03/22
2	Adam Court	Yes	05/03/22

Fire Hydrant Leaks			
Leak #	Leak Location	Critical	Date Located
1	619 Emma Loop	Yes	05/02/22
2	117 Katie Drive	Yes	05/03/22

Meter Box Leak			
Leak #	Leak Location	Critical	Date Located
1	Reunion Ranch (leaking curb stop)	Yes	05/03/22

SUMMARY

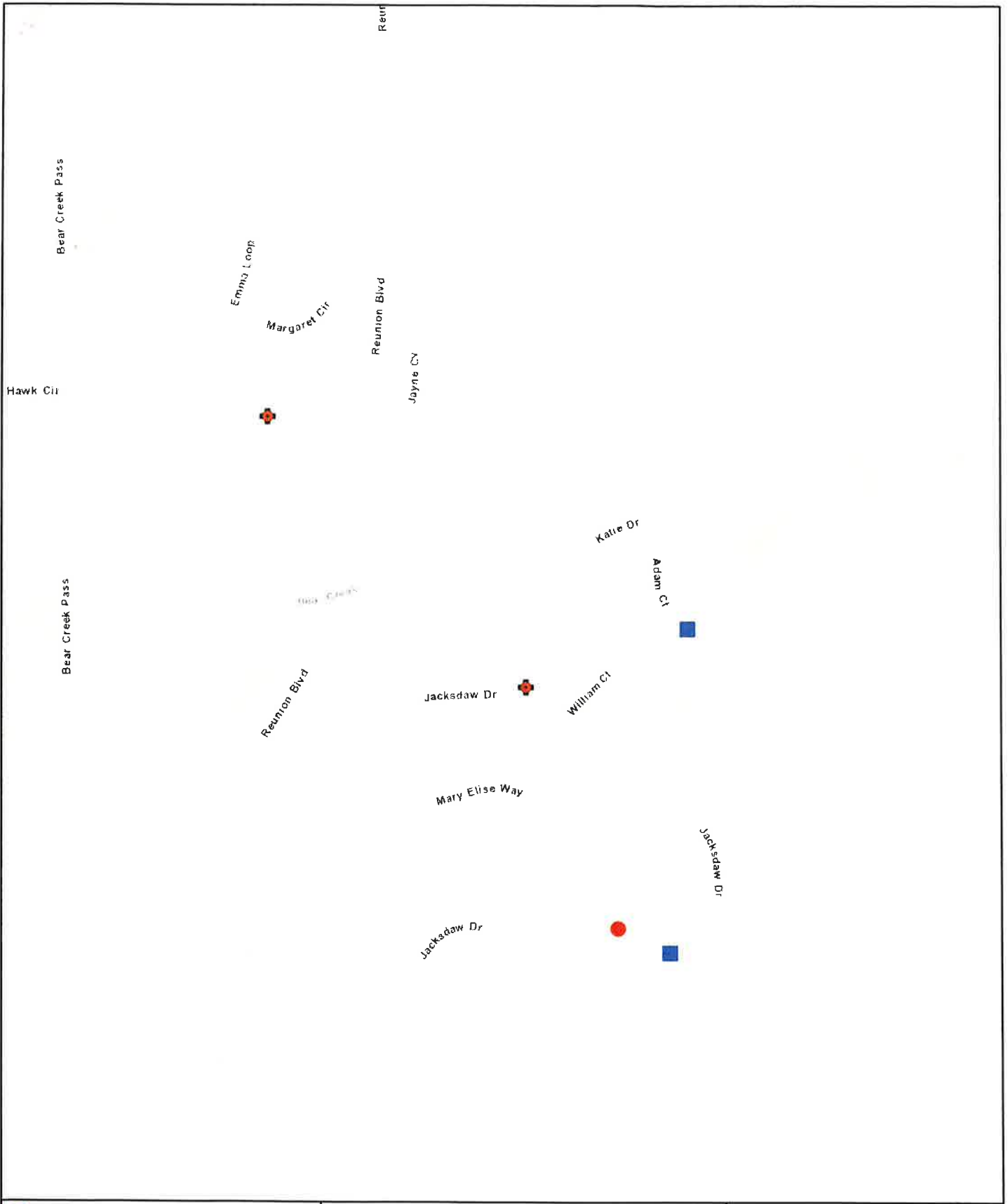
After reviewing the system survey results, SAMCO Leak Detection Services recommends Inframark-Reunion Ranch WCID undertake the following activities to achieve more efficient water use and accountability.

- Investigate and repair service line leaks
- Investigate and repair fire hydrant leaks
- Investigate and repair meter box leak

Please do not hesitate to contact me @ 903-931-1348 if you have any questions concerning this report or need my further assistance.

Sincerely,

Tayelar Sheridan



- Service Leaks
- Meterbox Leak
- + Fire Hydrank Leaks

Reunion Ranch WCID

Leak Identification, 2021

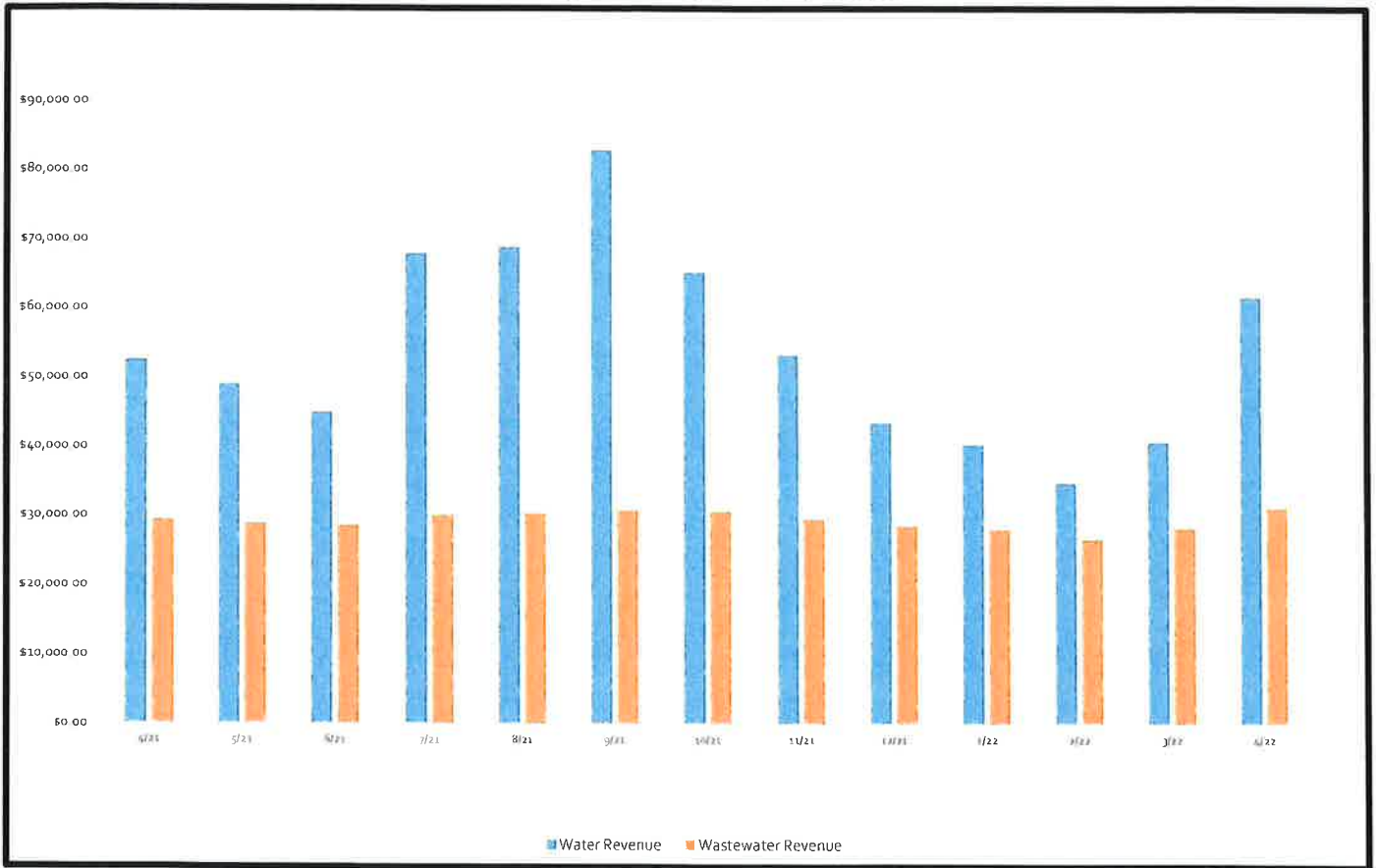
Serving water to over 100,000 customers in the
Tombigbee River Basin



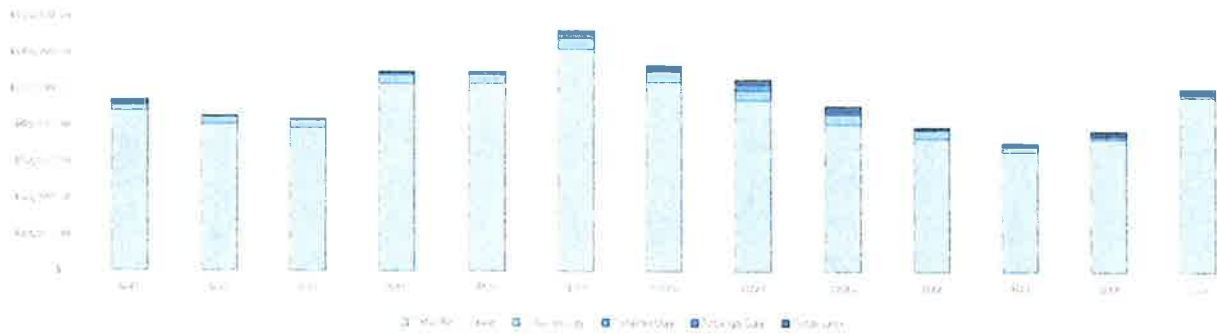
Billing Summary

Description	Connections		Variance
	Apr-21	Apr-22	
Residential	491	511	20
Commercial - HOA	14	16	
Hydrant	0	-	-
Tracking	1	1	-
Reclaimed	-	-	-
Total Number of Accounts Billed	506	528	22
	Consumption		
Residential	6,821,000	8,529,000	1,708,000
Commercial - HOA	1,243,000	635,000	(608,000)
Hydrant	-	-	-
Tracking	-	5,000	5,000
Reclaimed	-	-	-
Total Gallons Consumed	8,064,000	9,169,000	1,105,000
	Average Consumption		
Residential	13,892	16,691	2,799
Commercial - HOA	88,786	39,688	-
Hydrant	0	0	500
Tracking	-	5,000	5,000
Reclaimed	-	-	-
Avg Water Use for Accounts Billed	15,936.76	17,365.53	1,429
Total Billed	84,594	93,585	8,991
Total Aged Receivables	3,225	1,266	(1,959)
Total Receivables	87,819	94,851	7,032

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+
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
3/22	\$ 72,918.47	\$ 1,365.45	\$ 1,195.73	\$ 622.67	\$ 1,000.48
4/22	\$ 96,153.88	\$ 1,255.39	\$ 490.94	\$ 1,097.23	\$ 1,623.15

Board Consideration to Write Off	\$0.00
Board Consideration Collections	\$0.00
Delinquent Letter Mailed	8
Delinquent Tags Hung	4
Disconnects for Non Payment	N/A



Water Production and Quality

Water Quality Monitoring

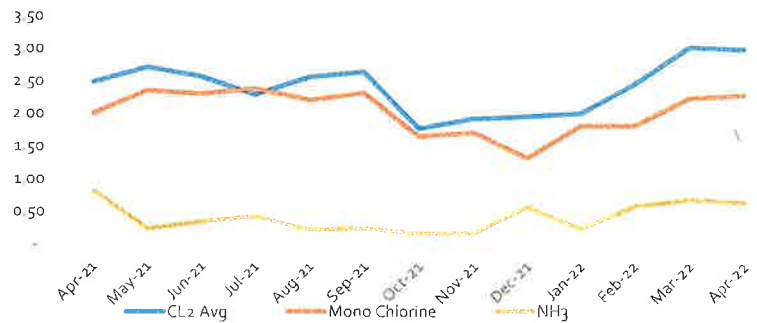
Current Annual Avg

State Requirements Must Be Above .50

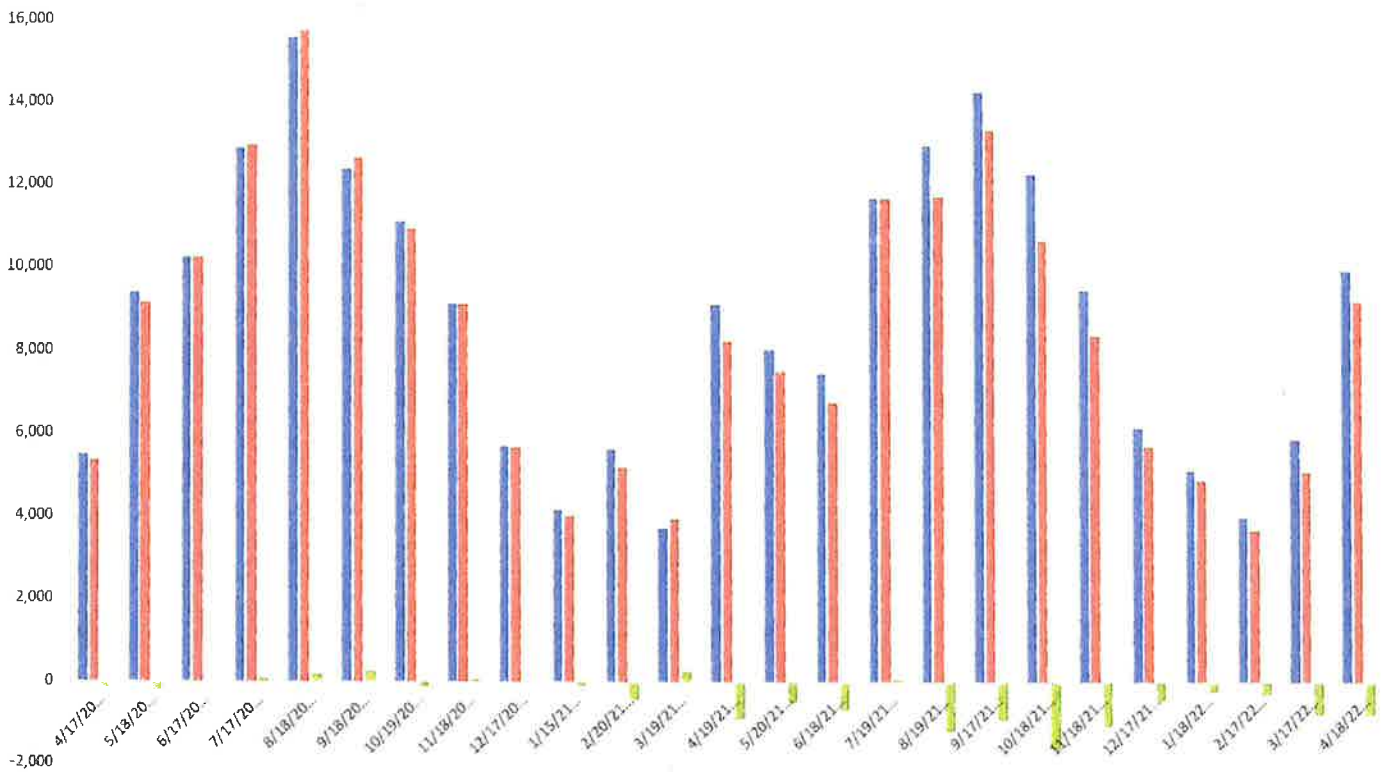
2.41

Date	CL2 Avg	Mono Chlorine	NH3
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
Mar-22	3.02	2.24	0.68
Apr-22	2.99	2.29	0.64

CL2 Avg-Mono Chlorine - NH3



Water Accountability Report

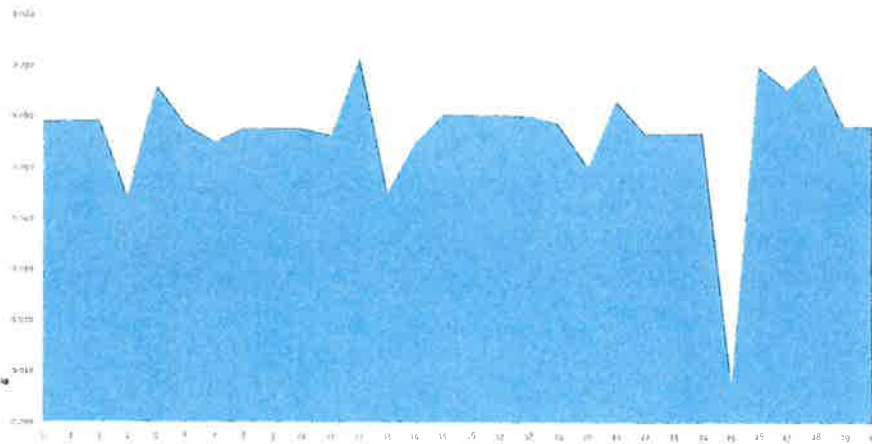


Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
February 20	2/17/20	432	3,820	3,840	9	29	0.75%	100.75%
March 20	3/18/20	443	3,996	3,793	8	(195)	-4.89%	95.11%
April 20	4/17/20	453	5,479	5,326	7	(146)	-2.66%	97.34%
May 20	5/18/20	459	9,377	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%
Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
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%
March 22	3/17/22	528	5,847	5,064	9	(774)	-13.23%	86.77%
April 22	4/18/22	528	9,960	9,174	9	(777)	-7.80%	92.20%



Wastewater Production and Quality

Wastewater Flows for the Month of April



For the Month of April

Flow WWTP (Avg.)	0.08 MGD	0.057 MGD	Yes	71.6%
BOD (Avg)	20 mg/L	5.3 mg/L	Yes	
TSS (Avg)	20 mg/L	3.0 mg/L	Yes	
Chlorine Residual (Min)	1.0 mg/L	1.3 mg/L	Yes	
PH (Min)	6.0 Std Units	8.16 Std Units	Yes	
PH (Max)	9.0 Std Units	8.18 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 %
Apr-22	528	1,718,600	57,290	109	72%
Mar-22	528	1,679,500	54,177	103	68%
Feb-22	528	1,638,800	58,530	111	73%
Jan-22	528	1,668,500	53,800	102	67%
TOTALS		6,705,400	55,949.25	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:
2825736	Jacksdaw Dr, DP 3-3	Close gate and add lock
2828597	Katie Dr, DP 2-4	Repair ruts and erosion, clear vegetation from outfall pipe
2847803	Mary Elise Way, DP 2-2	Clear vegetation around outfall

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
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
2828530	Mary Elise Way, DP 2-2	Remove dirt pile from embankment



**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT: REUNION RANCH

DATE: 4/19/2022

WO #: 2827491

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



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**STORMWATER POND INSPECTION
SAND FILTER SYSTEM**

DISTRICT: REUNION RANCH

DATE: 4/19/2022

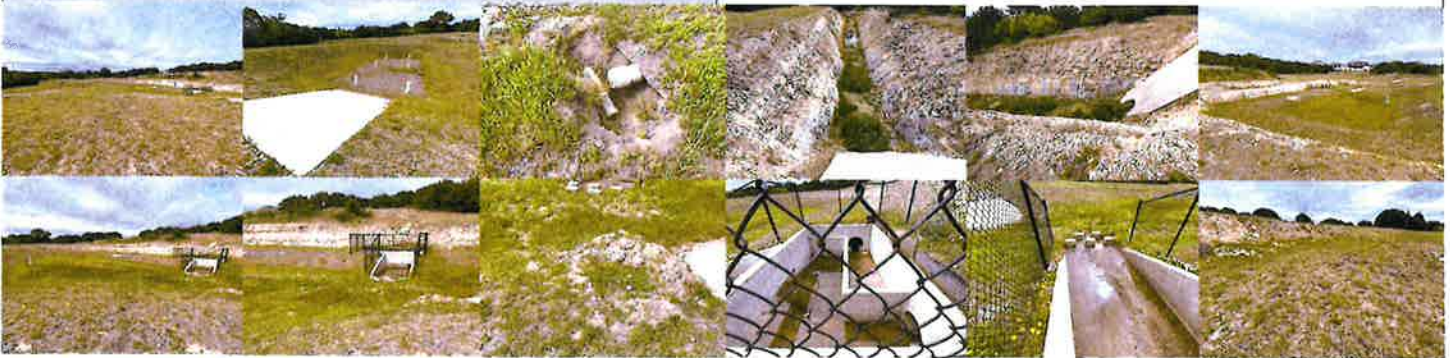
WO #: 2827491

TECH: TAMMY YBARRA

Pond Location	WQP 2-4 (END OF KATIE)
Pond water level	WET
Does the pond drain within 48 hours?	YES
Sediment depth in the forbay?	WET
Sediment depth in the sand filter area?	WET
Trash found at site?	WET
Is vegetation below 18" in height?	NO
Trees or brush found in basin area?	YES
Condition of the media?	GOOD - HAS SOME RUTS
Condition of vegetation around the out fall pipe	GOOD - HAS SOME VEGETATION
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, gabian walls, etc.)?	NO
Trickle Channel or Splitter Box	GOOD - HAS WATER
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: 4/19/2022
WO #: 2827491
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?	YES
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?	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 WASHOUT AND EROSION IN BOULDER AREA & CLEAR SEDIMENT - **WO 2751858**



\\PDS-WHT\GIS\Reunion Ranch WCO\BWWCO\Reunion & CC\Reunion202204-Apr\Ponds\Pond Report



**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT: REUNION RANCH

DATE: 4/9/2022

WO #: 2827491

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 - GRASSED OVER
Erosion present at shoreline?	YES
Erosion occurring around the inlets or outlet structures?	N/A
Discharge valve open operational?	YES
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: GATE OPEN/NEEDS LOCK - WO 2848067
EROSION ON EMBANKMENT - WO 2461783



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**STORMWATER POND INSPECTION
WET PONDS**

DISTRICT: REUNION RANCH

DATE: 4/19/2022

WO #: 282749

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?	NO
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?	HEAVILY VEGEETATED
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
DRAIN OUTLET**

DISTRICT: REUNION RANCH

DATE: 4/19/2022

WO #: 2827491

TECH.: TAMMY YBARRA

Pond Location	DENISE COVE - STORM 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, gablan 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:

INLET HAS SMALL AMOUNT OF SEDIMENT - WO 2848095





STORMWATER POND INSPECTION

DISTRICT: REUNION RANCH

DATE: 4/19/2022

WO #: 2827491

TECH.: TAMMY YBARRA

Pond Location	JANE COVE - STORM 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 - WO 284096




11076-WYTD-04-19-2022-Reunion Ranch WCO (2827491) Pond & EC Report (02/20) Apr/Pond/Pond Report

Pond Maintenance Report		RR RR Blvd											
Aquatic Features, Inc. 6611 Burnet Lane Austin, TX 78757													
	Service Dates	13th, 24th	1st, 22nd	10th, 24th	8 th , 22nd	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		Jan	Feb	Mar	Apr								
1) Debris and litter removal		40 Gal	40 Gallons	40 Gallons	20 Gallons								
2) Vegetation condition for water quality		Good	Good	Good	Good								
3) Control of Nuisance Vegetation- Chemical Applications		Yes	None	Yes	Yes								
Algae		Yes	None	Yes	None								
Marginal/Shore Plants		None	None	None	Yes								
Submerged Plants		None	None	None	Yes								
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None								
4) Vegetation removal or request for removal		None	None	None	None								
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good								
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good								
Sedimentation build up		Present	Present	Present	Present								
7) Monitor fountain													
Control panel timers, float, lights, cable, moorings													
8) Mosquito fish		Present	Present	Present	Present								
9) Unusal occurences and Notes		See Note 1	See Note 1	See Note 1	None								

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

Pond Maintenance Report		RR Jacksdaw											
Aquatic Features, Inc. 6611 Burnet Lane Austin, TX 78757													
	Service Dates	13th,24th	1st,22nd	10th,24th	8 th ,22nd	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		Jan	Feb	Mar	Apr								
1) Debris and litter removal		10 gallons	15 Gallons	20 Gallons	10 Gallons								
2) Vegetation condition for water quality		Good	Good	Good	Good								
3) Control of Nuisance Vegetation- Chemical Applications		Yes	Yes	Yes	Yes								
Algae		Yes	Yes	Yes	None								
Marginal/Shore Plants		None	None	None	Yes								
Submerged Plants		None	None	None	Yes								
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None								
4) Vegetation removal or request for removal		None	None	None	None								
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good								
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good								
Sedimentation build up		Present	Present	Present	Present								
7) Monitor fountain													
Control panel timers, float, lights, cable, moorings													
8) Mosquito fish		Present	Present	Present	Present								
9) Unusal occurences and Notes		None	None	None	None								

Pond Maintenance Report		RR Windmill											
Aquatic Features, Inc. 6611 Burnet Lane Austin, TX 78757													
Service Dates		13th,24th	1st,22nd	10th,24th	8 th ,22nd	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
		Jan	Feb	Mar	Apr								
1) Debris and litter removal		10 gallons	15 Gallons	40 Gallons	40 Gallons								
2) Vegetation condition for water quality		Good	Good	Good	Good								
3) Control of Nusance Vegetation- Chemical Applications		Yes	None	None	Yes								
Algae		Yes	None	None	None								
Marginal/Shore Plants		None	None	None	Yes								
Submerged Plants		None	None	None	Yes								
Invasives: Mosquite, Willow, Salt Cedar		None	None	None	None								
4) Vegetation removal or request for removal		None	None	None	None								
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good								
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good								
Sedimention build up		Present	Present	Present	Present								
7) Monitor fountain													
Control panel timers, float, lights, cable, moorings													
8) Mosquito fish		Present	Present	Present	Present								
9) Unusal occurences and Notes		None	None	None	None								

	04/05/2022 Erosion Control Inspection Report			
	TAYLOR MORRISON / Operator: PHILIP KEYES			
Reunion Ranch	VIOLATION	PIC#	VIOLATION NUMBER	AMOUNT OF FINE
361 KATIE	TCB	1	1	

LEGEND

BRN - bull rock needed; EC measures not held during rain event CS - clean street and/or curb area CW - concrete washout, repair, not holding or needed ECM - EC measures needed; sod, silt fencing, mulch, curlex, geo textile, etc. 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	1st Violation	\$500
	2nd Violation	\$750
	After 2nd Violation \$750 Increments	


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



	04/05/2022 Erosion Control Inspection Report			
	HEYL / Operator: PHILIP KEYES			
Reunion Ranch	VIOLATION	PIC#	VIOLATION NUMBER	AMOUNT OF FINE
567 DEYLANE	ECM - UNPROTECTED DIRT PILE	1	2	
533 DEYLANE	ECM - UNPROTECTED DIRT PILE	2, 3	2	


LEGEND

BRN - bull rock needed; EC measures not held during rain event CS - clean street and/or curb area CW - concrete washout, repair, not holding or needed ECM - EC measures needed; sod, silt fencing, mulch, curlex, geo textile, etc. 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	1st Violation	\$500
	2nd Violation	\$750
	After 2nd Violation	
	\$750 Increments	

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

Inframark CONTACTS:
 Ronja Keyes 281-608-4361



	04/12/2022 Erosion Control Inspection Report			
	TAYLOR MORRISON / Operator: PHILIP KEYES			
Reunion Ranch	VIOLATION	PIC#	VIOLATION NUMBER	AMOUNT OF FINE
347 KATIE	YL	1	1	\$500
361 KATIE	TCB	2	2	\$750

LEGEND

BRN - bull rock needed; EC measures not held during rain event CS - clean street and/or curb area CW - concrete washout, repair, not holding or needed ECM - EC measures needed; sod, silt fencing, mulch, curlex, geo textile, etc. 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	1st Violation	\$500
	2nd Violation	\$750
	After 2nd Violation	\$750
	Increments	


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



	04/19/2022 Erosion Control Inspection Report			
	HEYL / Operator: PHILIP KEYES			
Reunion Ranch	VIOLATION	PIC#	VIOLATION NUMBER	AMOUNT OF FINE
501 DEYLANE (LOT 30)	RSF/ECM	1	1	

LEGEND

BRN - bull rock needed; EC measures not held during rain event CS - clean street and/or curb area CW - concrete washout, repair, not holding or needed ECM - EC measures needed; sod, silt fencing, mulch, curlex, geo textile, etc. 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	1st Violation	\$500
	2nd Violation	\$750
	After 2nd Violation	\$750
	Increments	

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

Inframark CONTACTS:

Ronja Keyes 281-608-4361





04/26/2022 Erosion Control Inspection Report

HEYL / Operator: PHILIP KEYES

Reunion Ranch	VIOLATION	PIC#	VIOLATION NUMBER	AMOUNT OF FINE
566 DEYLANE (LOT 26)	SIP, CS	1, 3	1	\$500
567 DEYLANE (LOT 27)	SIP, CS	1, 2	1	\$500
501 DEYLANE (LOT 30)	RSF/ECM	4, 5	2	\$750


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 Increments
ECM - EC measures needed; sod, silt fencing, mulch, curlex, geo textile, etc.		
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		

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

Inframark CONTACTS:
Ronja Keyes 281-608-4361



	04/26/2022 Erosion Control Inspection Report			
	J. BYRON / Operator: PHILIP KEYES			
Reunion Ranch	VIOLATION	PIC#	VIOLATION NUMBER	AMOUNT OF FINE
342 DELAYNE	CS, SIP(CLEAN)	6	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		

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

Inframark CONTACTS:
Ronja Keyes 281-608-4361



	04/26/2022 Erosion Control Inspection Report			
	NALLE / Operator: PHILIP KEYES			
Reunion Ranch	VIOLATION	PIC#	VIOLATION NUMBER	AMOUNT OF FINE
355 DELAYNE	CS	6	1	\$500

LEGEND

BRN - bull rock needed; EC measures not held during rain event CS - clean street and/or curb area CW - concrete washout, repair, not holding or needed ECM - EC measures needed; sod, silt fencing, mulch, curlex, geo textile, etc. 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	1st Violation	\$500
	2nd Violation	\$750
	After 2nd Violation	\$750
	Increments	

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

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