

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

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS         §

A regular meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District was held at 3:00 p.m. on November 16, 2021 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, pursuant to notice duly given in accordance with law.

1.    CALL TO ORDER

The meeting was called to order.

2.    ROLL CALL OF DIRECTORS

A roll call of the Directors was taken. The Directors present were:

Dennis Daniel – President  
Terri Purdy – Vice President  
Ron Meyer - Secretary  
Thomas J. Rogers, Jr. – Assistant Secretary  
Nathan Neese – Assistant Secretary

thus constituting a quorum. All Directors were present.

Also present at the meeting were Bill Flickinger, Matt McPhail and Jeniffer Concienne with Willatt & Flickinger, PLLC, Andrea Wyatt and Evan Parker with Murfee Engineering, Kristi Hester and Kay Olsen with Inframark, LLC. and Allen Douthitt with Bott & Douthitt.

Attending via Zoom were Mike Moyer with Taylor Morrison and residents, Leslie Daniel, Pattie Schieck and Suzanne Meyer.

3.    PUBLIC COMMENTS

No public comments were made.

4.    MINUTES OF PRIOR MEETINGS

President Dennis Daniel had several revisions to the minutes, after which, he motioned for approval of the October minutes. The motion was seconded by Ron Meyer to approve the Minutes of the October 19, 2021 meeting as presented. The motion carried unanimously.

5. BOOKKEEPER'S REPORT ON THE FINANCIAL AFFAIRS OF THE DISTRICT, INCLUDING AUTHORIZATION OF PAYMENT OF BILLS

Bookkeeper Allen Douthitt discussed the financials with the Board. Mr. Douthitt discussed line items in the budget and the ending fund balance in detail. Secretary Ron Meyer discussed the District's reserves. President Dennis Daniel thanked Mr. Douthitt for his detailed presentation on the District's finances. After discussion, President Dennis Daniel entertained a motion. Motion was made by Nathan Neese and seconded by Tom Rogers to approve the invoices, per diems and three fund transfers as discussed. The motion carried unanimously.

6. DEVELOPER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICES WITHIN THE DISTRICT, SALES OF LOTS TO BUILDERS, HOMEBUILDING WITHIN THE DISTRICT, STATUS OF DEVELOPMENT LOANS AND ACTIONS OF THIRD PARTIES OPPOSING OR SUPPORTING DEVELOPMENT WITHIN THE DISTRICT

Mike Moyer reported on the building metrics in the District. As reported last month, there is a total of 485 homes sold. There are five homes left to close. The HOA board now consists of residents instead of being developer controlled as of last night. Mr. Moyer advised that they found a 7-acre tract that did not show up on the plats, but showed up on the tax roll. That tract was conveyed to the HOA as well as all the other common areas. President Daniel noted that the District does not own any property within Reunion Ranch but has the appropriate easements to do what is necessary. Mr. Moyer will send Attorney Bill Flickinger a copy of the Deed for the 7-acres for District's files.

Frank Krasovec indicated in a written report that Heyl Homes will take down the last three lots within the next 45-days. The last home in the private section sold for \$3.2 million.

7. APPROVAL OF CONSTRUCTION PLANS AND PAY ESTIMATES, CHANGE ORDERS AND ACCEPTANCES OF COMPLETION WITH RESPECT TO CONSTRUCTION CONTRACTS

This item was not discussed.

8. ADVERTISEMENT FOR BIDS AND APPROVAL, AWARD, RECOMMENDATION AND ADMINISTRATION OF CONSTRUCTION CONTRACTS

This item was not discussed.

9. ENGINEER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICES WITHIN THE DISTRICT, PENDING PERMIT APPLICATIONS, SALES OF LOTS TO BUILDERS, HOMEBUILDING WITHIN THE DISTRICT AND PAST, PRESENT AND FUTURE BOND ISSUES; USE OF EFFLUENT TO IRRIGATE RIGHTS-OF-WAY AND TIMELINE FOR SAME
  - a. Proposal for Emergency Preparedness Plan for Wastewater
  
10. WASTEWATER TREATMENT PLANT EXPANSION; WASTEWATER TREATMENT PLANT IMPROVEMENTS AND MODIFICATIONS; ALTERNATIVES FOR ADDITIONAL ODOR CONTROL MEASURERS AT THE DISTRICT'S WASTEWATER PLANT AND FUNDING FOR SAME, INCLUDING POSSIBLE AGREEMENT WITH TAYLOR MORRISON ON FUNDING FOR SAME, INCLUDING POSSIBLE AGREEMENT WITH TAYLOR MORRISON ON FUNDING FOR SAME; PROPOSAL FOR THIRD-PARTY ODOR CONSULTANT/INSPECTOR

Items 9 and 10 were discussed together.

Evan Parker discussed the Engineer's Report as included in the agenda package.

Attached to the engineer's report is the updated figure tracking wastewater flows, which includes calculated flow values produced per household. The flow is beginning to climb a bit, but should stabilize around 60,000 gpd.

In regard to the wastewater treatment plant expansion, the start-up for the dewatering unit was a success and approximately 25,000 gallons of waste sludge has been dewatered as of November 9<sup>th</sup>. MEC provided Excel Construction with a punch list of items that need to be addressed in order to obtain final completion. Mr. Parker advised that due to the uncertainty on the delivery time on parts and materials, Excel Construction is not able to provide a firm date to complete the remaining items. It is hoped that it will be completed by the end of November. The contractor finished the new fence around the north side of the plant and is in the process of moving construction equipment and conducting site clean-up. Secretary Ron Meyer asked that MEC to pay attention to how the project is finished out due to the close proximity of the homes.

The letter identifying the District's critical infrastructure was sent to the appropriate entities as required by S.B. 3. The next step will be working with Inframark on development of the Emergency Preparedness Plan to submit to the TCEQ by March 1, 2022.

As requested by President Dennis Daniel, Engineer Andrea Wyatt discussed the draft proposal for an Emergency Response Plan for the District's wastewater facilities. Ms. Wyatt would like the Board's input on this draft. After discussion, this will be finalized at next month's board meeting.

11. ENGAGEMENT LETTER FROM MAXWELL LOCKE & RITTER FOR DEVELOPER REIMBURSEMENT AUDIT

Attorney Bill Flickinger discussed the engagement letter from Maxwell Locket & Ritter for the bond reimbursement audit to Taylor Morrison. As the Board will recall, the funds from the last bond issue were held for Taylor Morrison until the wastewater expansion project was completed. There was discussion of substantial completion versus final completion and the corresponding letters. After discussion, President Dennis Daniel entertained a motion. Motion was made by Nathan Neese and seconded by Tom Rogers to approve the engagement letter from Maxwell Locke & Ritter as presented. The motion carried unanimously.

12. COST SHARING PROGRAM WITH THE LCRA

Evan Parker reported that MEC is starting the design phase of implanting the effluent irrigation pump to complete the 210 conversion. MEC will be sending additional information to Stacey Pandy in connection with the cost sharing program. The all in cost of the project is \$234,000.

13. IMPLEMENTATION OF LONG TERM DISTRICT IMPROVEMENTS AND ASSET MANAGEMENT PLAN

Ms. Wyatt discussed the District's capital improvements/maintenance for fiscal year 2022. President Daniel asked that this information be provided in a table format and included with the Engineer's Report each month.

14. COMMITTEE REPORTS, ASSIGNMENT AND MEMBERSHIP

- A. District Operations (Dennis & Terri)
- B. Communications (Terri & Dennis)
- C. WTCPUA (Nathan & Dennis)
- D. Water Quality/Land Use (Ron & Terri)
- E. Audit/Budget (Nathan & Dennis)

There was nothing to discuss in regard to the committee reports.

15. OPERATIONS AND MAINTENANCE REPORT

- A. Administrative
- B. Wastewater Treatment Plant; Odor Control Measures and Complaints; All actions necessary to bring the wastewater treatment plant into compliance with TCEQ permit and to mitigate odor problems
- C. Wastewater Grinder Stations
- D. Effluent Irrigation System & Fields
- E. Distribution & Collection System & Lift Stations
- F. Billing Adjustments
- G. Delinquencies

- H. Customer Meter Issues
- I. Customer and Resident Complaints
- J. Stormwater conveyance & pond maintenance
- K. Landscaping
- L. Notices to residents on water quality
- M. Out of District Water/Wastewater Service Requests
- N. Policy Regarding Use of Greenspace and other District Property
- O. Maintenance access
- P. Cybersecurity

Manager Kristi Hester discussed the Executive Summary.

In connection with the WWTP/ Collection system, the District's total flows were 1.7 MG, which averages 55,000 GPD for the month of October. The plant is running at 69% capacity with new facilities. All facilities are in compliance for the month of October. Sludge dewatering is scheduled to start in November. President Dennis Daniel asked about the status of the sludge box now that it is not being used. The District can deem it surplus and sell it. This item will be placed on the next agenda for discussion.

Mrs. Hester reported on the effluent irrigation system and fields. The effluent tank pumps had a bad breaker. It was repaired by installing an unused breaker from panel 1 into panel 2.

In connection with the distribution & collection and the lift stations, there are 524 active connections. There was 14.4 MG of water purchased for October. This reporting period showed an 11.9% water loss. The meter calibrations are good, so it is time to consider some night testing. There was discussion of a temporary construction meter that might be leaking. The meter is not moving, but there is sound. After discussion, motion was made by Nathan Neese and seconded by Terri Purdy to authorize the committee to review the proposal for leak detection, not to exceed \$12,000 and proceed with the leak detection.

Mrs. Hester discussed the need to inspect all the sewer manholes. There are approximately 330 with about 30 in the greenbelt. After discussion, President Dennis Daniel entertained a motion. Motion was made by Tom Rogers and seconded by Ron Meyer to approve the expenditure of \$4,000 to inspect the sewer manholes. The motion carried unanimously.

The Board discussed the unauthorized berm that was built by Heyl Homes private section. Engineer Andrea Wyatt will have another engineer review it. Mrs. Hester advised that the HOA wants to leave it in place and add erosion controls. This could cause an issue with the catch basin, as it could overflow. Mrs. Hester will notify the builder.

16. EXPENDITURES, CONTRACTS, REPAIRS, REPLACEMENTS AND MAINTENANCE RELATED TO OPERATIONS AND MAINTENANCE REPORT IN ITEM 15 ABOVE

This item was not discussed.

17. NOTICE OF VIOLATIONS ISSUED BY TCEQ DATED AUGUST 5, 2019; EXIT INTERVIEW FROM TCEQ SITE VISIT OF JULY 10, 2020; TCEQ NOTICE OF ENFORCEMENT FOR COMPLIANCE EVALUATION INVESTIGATION, DATED SEPTEMBER 25, 2020; PROPOSED AGREED ENFORCEMENT ORDER AND RELATED FINES

Attorney Bill Flickinger reported that the TCEQ informed his office that the abatement is out of the legal department and the paperwork is being processed. There was discussion of sending the TCEQ a letter updating the status of the expansion project in connection with the original violations.

18. MAY 7, 2022 DIRECTORS' ELECTION; CANDIDATE APPLICATIONS TO BE SUBMITTED BETWEEN JANUARY 19, 2022 AND FEBRUARY 18, 2022

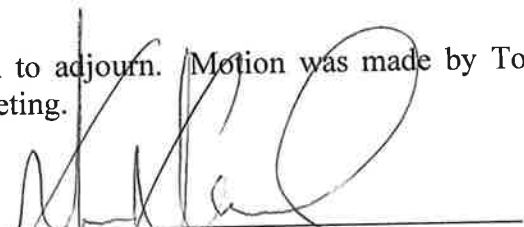
President Dennis Daniel advised that all the election information is on the District's website.

\*\*President Dennis Daniel announced that the Board of Directors will go into closed session for consultation with the District's attorney pursuant to Section 551.071 of the Texas Government Code regarding matters related to Agenda Item Nos. 10 & 15. The Board went into closed session at 4:20 p.m.

At 5:14 p.m., President Daniel announced that the Board of Directors had concluded its closed session and was returning to open meeting, and that no action was taken during the closed session.


19. ADJOURN

President Dennis Daniel entertained a motion to adjourn. Motion was made by Tom Rogers and seconded by Ron Meyer to adjourn the meeting.



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Dennis Daniel, President  
Reunion Ranch WCID

ATTEST:



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Nathan Reese, Assistant Secretary  
Reunion Ranch WCID  
[SEAL]

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12/7/21