

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT**

**ORDER ADOPTING BUDGET**

WHEREAS, it is necessary for Reunion Ranch Water Control and Improvement District to adopt a budget for the fiscal year beginning October 1, 2022.

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

1. The budget for the fiscal year beginning October 1, 2022, attached hereto, is hereby approved and adopted.

**PASSED AND APPROVED** this 13<sup>th</sup> day of September, 2022.

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Dennis Daniel  
President, Board of Directors

ATTEST:

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Ronald F. Meyer  
Secretary, Board of Directors

[SEAL]

**Reunion Ranch WCID  
Proposed Budget: FY 2022 - 2023**

	\$0.2350	FY 21-22		Audited		
	2022-2023	Budgeted	Projected	FY 20-21	FY 19-20	FY 18-19
<b>Revenues:</b>						
Property Taxes, including penalties	\$ 881,011	\$ 778,917	\$ 791,417	\$ 347,616	\$ 259,178	\$ 248,016
Service Accounts -						
Water Service Fees	608,320	548,871	628,258	651,806	606,438	437,351
Sewer Service Fees	325,149	305,109	340,448	332,347	268,597	204,593
Service Account Penalties	7,468	8,540	7,440	6,233	9,275	5,069
<b>Total Service Accounts</b>	<b>940,937</b>	<b>862,520</b>	<b>976,146</b>	<b>990,386</b>	<b>884,310</b>	<b>647,013</b>
Tap Connection Fees	-	-	8,000	31,000	67,000	89,000
Inspection Fees	-	-	6,400	24,800	55,500	71,200
Interest/Other	13,200	6,000	138,361	7,706	10,148	23,222
<b>Total Revenues</b>	<b>1,835,148</b>	<b>1,647,437</b>	<b>1,920,324</b>	<b>1,401,507</b>	<b>1,276,136</b>	<b>1,078,451</b>
<b>Expenditures:</b>						
<b>District Facilities -</b>						
Water/Wastewater/Garbage -						
LCRA Firm Water Reservation Fee	27,120	25,380	26,251	25,375	26,475	20,995
WTPUA Monthly Charge	173,220	156,384	156,384	138,439	116,037	67,019
Water Purchases	222,493	204,482	220,075	192,366	198,625	157,712
Operations -						
Operations Fee	103,260	102,660	96,628	93,758	97,904	91,165
Utilities	33,600	33,600	26,504	17,085	16,329	14,675
WWTP - Telephone	-	-	-	258	-	-
Lab Testing	27,000	23,400	23,887	21,106	24,741	17,116
Inspections	9,000	20,400	19,552	30,863	51,598	52,564
Chemicals	30,000	30,000	24,701	29,232	23,351	14,317
Sludge hauling	30,000	48,000	26,363	406,417	127,622	129,373
Permit fees	1,500	1,500	1,328	1,328	1,328	1,979
Routine Repairs & Maintenance -						
Water System	54,400	57,000	75,629	35,731	32,371	31,964
Wastewater/Lift Station	164,300	156,000	246,476	323,215	342,858	127,122
Irrigation	20,000	30,000	10,000	30,929	19,994	18,833
Ponds	27,000	27,000	32,141	11,981	9,988	10,534
Pond/Irrigation Mowing	57,000	57,000	49,105	54,998	46,090	39,978
One-Time Repairs & Maintenance -						
Ponds	-	10,000	10,057	-	-	-
Trails	-	2,500	-	-	-	-
210 Conversion	230,000	135,000	-	-	-	-
Odor Control	10,000	10,000	-	-	-	-
WWTP Improvements	190,000	-	-	-	-	-
Water System	25,000	-	-	-	-	-
Non-Routine Maintenance Reserve-						
Ponds/Drainage	14,000	12,000	11,877	-	-	-
Wastewater/Lift Station	88,000	58,000	8,000	-	-	-
Water System	4,000	20,000	8,000	-	-	-
Miscellaneous	-	5,000	5,000	-	-	-
<b>Subtotal - District Facilities</b>	<b>1,540,893</b>	<b>1,225,306</b>	<b>1,077,958</b>	<b>1,413,080</b>	<b>1,135,311</b>	<b>795,346</b>
<b>Administrative Services -</b>						
Director Fees, including payroll taxes	13,038	13,038	9,714	12,111	10,819	8,558
Director Reimbursements	780	780	596	35	369	631
Tax Appraisal/Collection Fees	4,000	4,000	4,990	2,346	1,828	1,654
Insurance	20,000	20,000	18,661	14,903	14,673	12,796
Public Notices/Elections	7,500	7,500	7,500	1,798	323	1,027
Website Development	14,400	14,400	7,914	-	-	-
Lobbyist Consulting	-	-	-	-	-	-
Miscellaneous	1,200	1,200	2,516	17,066	8,399	1,700
<b>Subtotal - Administrative Services</b>	<b>60,917</b>	<b>60,917</b>	<b>51,890</b>	<b>48,258</b>	<b>36,412</b>	<b>26,367</b>
<b>Professional Fees -</b>						
Legal Fees	102,000	102,000	99,942	93,758	75,890	71,854
Accounting Fees	29,800	24,750	25,000	24,750	24,750	21,750
Engineering Fees - General	50,000	42,000	42,656	46,024	34,938	40,692
Financial Advisor Fees	600	600	1,600	-	-	-
Engineering Fees - Special	34,000	24,000	38,075	16,990	19,358	58,323
Audit Fees	13,000	12,250	12,500	12,000	11,500	11,000
<b>Subtotal - Professional Services</b>	<b>229,400</b>	<b>205,600</b>	<b>219,773</b>	<b>193,523</b>	<b>166,436</b>	<b>203,619</b>
<b>Total Expenditures</b>	<b>1,831,210</b>	<b>1,491,823</b>	<b>1,349,621</b>	<b>1,654,861</b>	<b>1,338,159</b>	<b>1,025,332</b>
Excess / (Deficiency) of Revenues over Expenditures	\$ 3,937	\$ 155,614	\$ 570,703	\$ (253,354)	\$ (62,023)	\$ 53,120

**Key Assumptions:**

- Assessed Valuation = \$382,549,075
- Total Tax Rate = \$0.6850 / \$100 AV
- O&M Tax Rate = \$0.2350 / \$100 AV
- Debt Service Tax Rate = \$0.4500 / \$100 AV
- 98% Collection Rate
- 0 New Taps for Year

**Reserve Analysis:**

	FY 22-23	FY 21-22	FY 20-21
	Budgeted	Projected	Actual
Est. Beg Fund Balance	\$ 1,277,919	\$ 707,216	\$ 960,571
Surplus/(Deficit)	3,937	570,703	(253,355)
Est. Ending Fund Balance	\$ 1,281,856	\$ 1,277,919	\$ 707,216
Oper. Reserve 1yr	\$ 1,270,210	\$ 1,349,621	\$ 1,654,864
NR-Maint. Reserve	1,175,000	1,205,000	1,205,000
	\$ 2,445,210	\$ 2,554,621	\$ 2,859,864
Surplus/(Deficit) Oper Rsrv	\$ (189,354)		
Surplus/(Deficit) NRRM	(974,000)		
	<u>\$ (1,163,354)</u>		

## APPENDIX TO BUDGET

Attached hereto is the following documentation:

- Approved audits for the last two (2) fiscal years.
- Bond transcripts for all unpaid bond issues.
- Engineering reports required by Section 49.106, Texas Water Code.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT**

**ORDER APPROVING THE DISTRICT'S APPRAISAL ROLL AND  
SETTING THE DISTRICT'S TAX RATE FOR 2022**

WHEREAS, the Chief Appraiser of the Hays Central Appraisal District has certified the appraisal roll for all taxable property within the District for 2022 pursuant to Section 26.01 of the Property Tax Code; and

WHEREAS, the Board has determined that it is necessary to levy and collect ad valorem taxes for the 2022 tax year.

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

1. The Certified Appraisal Roll prepared by the Hays Central Appraisal District in a total amount of \$367,716,918 is hereby approved and adopted as the 2022 tax roll of the District.

2. The following tax rate shall be levied for the 2022 tax year:

\$0.\_\_\_\_ per \$100 of taxable value for the purposes  
of maintenance and operation

\$0.\_\_\_\_ per \$100 of taxable value for debt service

\$0.\_\_\_\_ total tax rate per \$100 of taxable value

3. The District Tax Assessor-Collector is hereby authorized to assess and collect the taxes of the District employing the above tax rate for the 2022 year.

**PASSED AND APPROVED** this 13<sup>th</sup> day of September, 2022.

\_\_\_\_\_  
Dennis Daniel  
President, Board of Directors

ATTEST:

\_\_\_\_\_  
Ronald F. Meyer  
Secretary, Board of Directors

[SEAL]

AMENDED INFORMATION FORM OF  
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT  
PURSUANT TO SECTION 49.455, TEXAS WATER CODE

1. The name of the District is Reunion Ranch Water Control and Improvement District.
2. The complete and accurate legal description of the boundaries of the District is attached hereto as Exhibit "A."
3. The most recent rate of taxes levied by the District on property located within the District is \$0. \_\_\_ on each \$100 of assessed value.
4. The total amount of bonds that have been approved by the voters and which may be issued by the District (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$30,000,000.
5. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bond and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued is \$30,000,000.
6. A standby fee has not been imposed by the District.
7. The date on which the election to confirm the creation of the District was held on November 7, 2006.
8. The purpose of this District is to perform water, sewer, drainage, flood control, water quality, park and recreational facilities, including solid waste collection and disposal service, road construction, street and security lighting and any and all work that a water control and improvement district may engage in, within the District, through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district.
9. The particular form of Notice to Purchasers required by Section 49.452, Texas Water Code, to be furnished by a seller to a purchaser of real property in the District completed by the District with all information required to be furnished by the District is attached hereto as Exhibit "B."

SIGNED this 13<sup>th</sup> day of September, 2022.

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

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Dennis Daniel  
President, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

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Terri Purdy  
Vice President, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

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Ronald F. Meyer  
Secretary, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

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Gary Grass  
Assistant Secretary, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

\_\_\_\_\_  
John Genter  
Assistant Secretary, Board of Directors

ATTEST:

\_\_\_\_\_  
Ronald F. Meyer  
Secretary, Board of Directors

[SEAL]

ACKNOWLEDGMENTS

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

This instrument was acknowledged before me on September 13, 2022 by

\_\_\_\_\_  
\_\_\_\_\_.

[SEAL]

\_\_\_\_\_

Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

We hereby certify that the above and foregoing information is true and correct.

\_\_\_\_\_  
Dennis Daniel  
President, Board of Directors

\_\_\_\_\_  
Terri Purdy  
Vice President, Board of Directors

\_\_\_\_\_  
Ronald F. Meyer  
Secretary, Board of Directors

\_\_\_\_\_  
Gary Grass  
Assistant Secretary, Board of Directors

\_\_\_\_\_  
John Genter  
Assistant Secretary, Board of Directors

SWORN AND SUBSCRIBED to before me, the undersigned authority, on this 13<sup>th</sup> day of September, 2022.

\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

[SEAL]

**AFTER RECORDING RETURN TO:**

Willatt & Flickinger, PLLC  
12912 Hill Country Blvd., Ste. F-232  
Austin, Texas 78738

\\ReunionRanch\amended -infoform-2022  
9/8/22



## **Exhibit "A"**

The District consists of two (2) tracts of land, consisting of a 490.92-acre tract, and the other a 33.05-acre tract, more particularly described in the following pages.

DESCRIBING 490.92 ACRES OF LAND SITUATED IN THE WILLIAM CARLTON SURVEY, ABSTRACT NO. 124, S. J. WHATLEY SURVEY NO. 22, ABSTRACT NO. 18, AND THE RICHARD HAILEY SURVEY, ABSTRACT NO. 124, HAYS COUNTY, TEXAS, BEING ALL OF 192.712 ACRES OF LAND AS DESCRIBED AS TRACT II IN A DEED TO KRASOVEC-REUNION HAYS COUNTY JOINT VENTURE, VOLUME 871, PAGE 445 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, 189.0 ACRES, 97.34 ACRES, 2.66 ACRES AND 11.0 ACRES OF LAND AS DESCRIBED IN A DEED TO KRASOVEC-REUNION HAYS COUNTY JOINT VENTURE, VOLUME 871, PAGE 411 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAVE AND EXCEPT 0.95 ACRES OF LAND AS DESCRIBED IN A DEED TO SAM E. COBB AND WIFE, DANAL L. COBB, VOLUME 1678, PAGE 130 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 490.92 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found at the northwest corner of said 97.34 acres, same being the southwest corner of a 25.27 acre tract as described in a deed to Thomas R. Campbell and wife, Julie W. Campbell recorded in Volume 335, Page 272 of the Deed Records of Hays County, Texas;

THENCE, N88°08'04"E along the common line of said 97.34 acre tract and said 25.27 acre tract, a distance of 960.78 feet to an iron rod found, same being the southwest corner of a 33.085 acre tract as described in a deed to Krasovek - Reunion Hays County Joint Venture recorded in Vol. 871, Page 445 of Hays County, Texas;

THENCE, N88°13'10"E, along the common line of said 97.34 acre tract and 33.085 acre tract, a distance of 535.69 feet to an iron rod found;

THENCE, S07°45'04"E along the common line of said 97.34 acre tract and the 97.9 acre tract, a distance of 2231.10 feet to an iron rod found continuing for a total distance of 2609.01 feet to an iron rod found in concrete at a fence corner;

THENCE, N87°48'44"E along the common line of said 2.66 acre and the 97.9 acre tract, a distance of 186.68 feet to an iron rod set;

THENCE, S89°27'16"E, a distance of 147.72 feet to an iron rod set;

THENCE, N87°50'44"E, a distance of 180.60 feet to a point being the southwest corner of a 52.95 acre tract described in a deed to J. David Trotter and wife, Marcia B. Trotter, Volume 1093, Page 462 of the Deed Records of Hays County, Texas, continuing a total distance of 214.62 feet to an iron rod set, same being the northeast corner of said 2.66 acre tract;

THENCE, along the common line of said 52.95 acre tract and 192.712 acre tract, the following six (6) courses;

- 1) N87°16'07"E, a distance of 98.69 feet to an iron rod set;
- 2) N87°34'46"E, a distance of 16.03 feet to an iron rod set;
- 3) N87°56'12"E, a distance of 208.06 feet to an iron rod found;
- 4) S89°43'05"E, a distance of 40.20 feet to an iron rod found;
- 5) N87°14'57"E, a distance of 100.58 feet to an iron rod found;
- 6) N87°52'40"E, a distance of 1351.68 feet to an iron rod found, same being an interior corner of a 161.055 acre tract as described in a deed to Lex Calhoun, Volume 857, Page 571 of the Deed Records of Hays County, Texas;

THENCE, S01°29'33"E along the common line of said 192.712 acre tract and said 161.055 acre tract, a distance of 764.90 feet to an iron rod found at a fence post, same being the northwest corner of the 1325.0 acre tract as described in a tract to the City of Austin, Volume 1473, Page 961 of the Deed Records of Hays County, Texas;

THENCE, along the common line of said 1325.0 acre tract and 192.712 acre tract the following eleven (11) courses:

- 1) S01°28'09"E, a distance of 290.83 feet to an iron rod found;
- 2) S01°17'38"E, a distance of 588.05 feet to an iron rod found;
- 3) S01°13'54"E, a distance of 301.11 feet to an iron rod found;
- 4) S29°48'40"E, a distance of 35.31 feet to an iron rod found;
- 5) S03°48'50"E, a distance of 91.51 feet to an iron rod found;
- 6) S03°25'57"E, a distance of 332.55 feet to an iron rod found;
- 7) S03°13'21"E, a distance of 774.45 feet to an iron rod found;
- 8) S03°01'54"E, a distance of 184.05 feet to an iron rod found;
- 9) S04°28'26"E, a distance of 65.66 feet to an iron rod found;
- 10) S03°06'17"E, a distance of 3.14 feet to an iron rod found;
- 11) S24°25'28"W, a distance of 32.08 feet to an iron rod found;
- 12) S01°54'31"E, a distance of 598.78 feet to an iron rod found at a fence post, same being the northeast corner of a tract of land described in a deed to Michael Giles Rutherford, Volume 197, Page 45 of the Deed Records of Hays County, Texas;

THENCE, along the north line of said Rutherford tract and the south line of said 192.712 acre tract, the following two (2) courses:

- 1) S87°15'55"W, a distance of 1441.74 feet to an iron rod found;
- 2) S87°00'02"W, a distance of 398.40 feet to an iron rod found, same being the southwest

corner of said 189.0 acre tract;

THENCE, S87°14'50"W, a distance of 2814.94 feet to a cotton spindle found at the southwest corner of said 189.0 acre tract, same being an interior corner of said Rutherford tract;

THENCE, N02°11'42"W along the common line of said Rutherford tract and the 289.0 acre tract, a distance of 1601.84 feet to an iron rod found at a fence corner, same being the corner of Lot 36 and Lot 37, of Bear Creek Estates, Section 2, a subdivision recorded in Book 2, Page 199-200 of the Plat Records of Hays County, Texas;

THENCE, N89°16'57"E along the south line of Lot 37 and Lot 38 of said Bear Creek Estates Section 2, a distance of 410.00 feet to an iron rod set, same being an interior corner of Lot 38;

THENCE, N01°57'28"W along the west line of said 189.0 acre tract and the east line of said Bear Creek Estates, Section 2, a distance of 1224.05 feet to an iron rod set on the east line of Lot 16 of Bear Creek Estates, a subdivision recorded in Book 2, Page 98 of the Plat Records of Hays County, Texas;

THENCE, N01°54'48"E, a distance of 310.75 feet to an iron rod found at a fence corner, same being the southwest corner of an 18.40 acre tract as described in a deed to Sam E. Cobb and wife, Dana L. Cobb, Volume 1678, Page 135 of the Deed Records of Travis County;

THENCE, N78°25'06"E along the common line of the said 18.40 acre tract and said 189.0 acre tract, a distance of 157.41 feet to a 60d nail found, about ±4 feet above ground, in a 30" sycamore tree;

THENCE, N72°25'22"E along said 189.0 acre tract and 18.40 acre tract, a distance of 512.25 feet to an iron rod found;

THENCE, N13°25'38"E, a distance of 33.23 feet to an iron rod set in a wire fence line, same being an interior corner of 18.4 acre tract and the southwest corner of said 0.95 acre tract;

THENCE, through the interior of said 189.0 acre tract and 11.0 acre tract the following three (3) courses:

- 1) N80°52'57"E, a distance of 140.78 feet to an iron rod set at a fence corner;
- 2) N00°51'32"E along a wire fence, a distance of 596.56 feet to an iron rod set in a fence line;
- 3) N13°26'41"E leaving existing wire fence, same being the common line of said 18.4 acre tract and 11.0 acre tract, a distance of 174.26 feet to an iron rod found in a fence line, same being the northwest corner of said 11 acre tract and the south line of said 97.34 acre tract;

FIELD NOTE 642  
UDG NO. -00-147

490.92 ACRES  
MUD  
REUNION RANCH  
PAGE 4 OF 4

THENCE, S87°42'10"W along the south line of said 97.34 acre tract, a distance of 279.41 feet to an iron rod found;

THENCE, S88°25'35"W, a distance of 97.91 feet to an iron rod found at a fence corner, same being the southeast corner of a 2.66 acre tract as described in Volume 871, Page 411 of the Deed Records of Hays County, Texas;

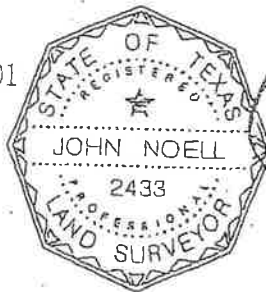
THENCE, N42°40'21"W along a wire fence line, a distance of 631.16 feet to an iron rod found at a fence corner;

THENCE, S88°46'53"W, a distance of 34.11 feet to an iron rod found;

THENCE, N00°53'49"W, a distance of 2136.42 feet to an iron rod found at a fence corner, same being the southwest corner of said 25.27 acre tract to the POINT OF BEGINNING and containing 490.92 acres of land.

Surveyed by  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040

Sketch or map attached.



*John Noell*  
John Noell, R.P.L.S. #2433

Date:

*May 11, 2004*

UDG #00-147  
FN #1122  
PAGE 1 OF 1

REUNION RANCH SECTION ONE  
WILLIAM CARLTON SURVEY A-124  
HAYS COUNTY, TEXAS

DESCRIPTION

DESCRIBING A 33.05 ACRE TRACT OF LAND LOCATED IN  
THE WILLIAM CARLTON SURVEY, A-124, HAYS COUNTY,  
TEXAS, BEING ALL OF REUNION RANCH SECTION ONE, A  
SUBDIVISION RECORDED IN BOOK 12 PAGE 357 AND 358  
OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

## **Exhibit "B"**

### **NOTICE TO PURCHASER**

The real property, described below, which you are about to purchase is located in the Reunion Ranch Water Control and Improvement District. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the District's most recent rate of taxes levied by the District on real property located in the District is \$0. \_\_\_ on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$30,000,000, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$30,000,000.

The purpose of this District is to perform water, sewer, drainage, flood control, water quality, park and recreational facilities, including solid waste collection and disposal service, road construction, street and security lighting and any and all work that a water control and improvement district may engage in, within the District, through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property which you are acquiring is as follows:

\_\_\_\_\_

Date

SELLER

By: \_\_\_\_\_

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

\_\_\_\_\_

Date

PURCHASER

By: \_\_\_\_\_



THE STATE OF TEXAS

§

COUNTY OF HAYS

§

§

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_  
by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

(Seal)

THE STATE OF TEXAS

§

COUNTY OF HAYS

§

§

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

(SEAL)

ACKNOWLEDGMENTS MUST BE PROVIDED FOR THE SELLER AND  
PURCHASER ON THE NOTICE THAT IS SIGNED AT CLOSING.

AAC #1  
8-29-22

**Reunion Ranch WCID - Common Area Project Application**  
(TO BE SUBMITTED BY HOA)

Common Area Projects include any modification to common areas of Reunion Ranch - including construction access across common areas for a private property construction site.

Exceptions: maintenance of existing HOA landscape areas, amenities, trails/paths, irrigation systems. Firewise vegetation maintenance is permitted as long as: a) collected vegetation/deadfall is removed from common areas, and b) limited to removal of dead vegetation only. Removal of living trees must be approved.

Please complete the information below so that the District can review the proposed modification with regards to impact to water quality features and ability to maintain/access District infrastructure.

Contact Name: Paul Swanston Email: \_\_\_\_\_

Phone: 512-284-4246 Project Start-End Date: Est. 7/1/23 - 7/1/23

HOA Approved? (Yes/No) \_\_\_\_\_ City of Dripping Springs Approved? (Yes/No) \_\_\_\_\_

*\* Only exploring options at this stage.*  
Please attach supporting documentation including HOA Approval, City of Dripping Springs permit application number and status, as well as project plan, construction access plan, plant list.

Project Location (address and/or description)

R150217

Project Description

Sport Courts, leveled + Fenced, for tennis, volleyball, pickleball, etc.

\* Seeking input and feedback on what could be involved w/developing on R150217

Proposed Change to Impervious Cover

~ 10,000 SF.

Proposed Changes to Vegetation (does not include landscape area maintenance and must show adherence to drought-tolerant grass/native plant list)

Pour concrete in areas w/ grass for slab of court

**Proposed Changes to Existing Grade**

As needed to establish level playing  
surface.

**Proposed Changes to Access/Easements** (changes to vegetation or size of landscaped areas, modifications or addition of trails, modification or addition of fences or retaining walls)

\_\_\_\_\_  
\_\_\_\_\_

=====  
**WCID Use**

Received by: \_\_\_\_\_ Received Date: \_\_\_\_\_

**District Engineer/Operator - Please attach completed WCID Checklist**

District Engineer: \_\_\_\_\_

Approved Date: \_\_\_\_\_

District Operator: \_\_\_\_\_

Approved Date: \_\_\_\_\_

WCID Board Approval Date: \_\_\_\_\_



AAC #2  
8.29.22

**Reunion Ranch WCID - Common Area Project Application**  
(TO BE SUBMITTED BY HOA)

Common Area Projects include any modification to common areas of Reunion Ranch - including construction access across common areas for a private property construction site.

Exceptions: maintenance of existing HOA landscape areas, amenities, trails/paths, irrigation systems. Firewise vegetation maintenance is permitted as long as: a) collected vegetation/deadfall is removed from common areas, and b) limited to removal of dead vegetation only. Removal of living trees must be approved.

Please complete the information below so that the District can review the proposed modification with regards to impact to water quality features and ability to maintain/access District infrastructure.

Contact Name: Paul Swanston Email: \_\_\_\_\_

Phone: 512-284-4246 Project Start-End Date: Est. 4/1/23 - 7/1/23

HOA Approved? (Yes/No)      City of Dripping Springs Approved? (Yes/No)     

\* Only exploring options at this stage.

Please attach supporting documentation including HOA Approval, City of Dripping Springs permit application number and status, as well as project plan, construction access plan, plant list.

Project Location (address and/or description)

R150217

Project Description

Walking trail around R150217 with as close proximity to creek as possible. Trail materials to be recommended by WCID. Trail to make full loop. See example attached.

Proposed Change to Impervious Cover

Minimal based on material

Proposed Changes to Vegetation (does not include landscape area maintenance and must show adherence to drought-tolerant grass/native plant list)

From grass to trail material --- natural, mulch, etc.

**Proposed Changes to Existing Grade**

None

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**Proposed Changes to Access/Easements** (changes to vegetation or size of landscaped areas, modifications or addition of trails, modification or addition of fences or retaining walls)

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=====  
**WCID Use**

Received by: \_\_\_\_\_ Received Date: \_\_\_\_\_

**District Engineer/Operator - Please attach completed WCID Checklist**

District Engineer: \_\_\_\_\_

Approved Date: \_\_\_\_\_

District Operator: \_\_\_\_\_

Approved Date: \_\_\_\_\_

WCID Board Approval Date: \_\_\_\_\_





AAC#3  
9.7.22

**Reunion Ranch WCID - Common Area Project Application**  
(TO BE SUBMITTED BY HOA)

Common Area Projects include any modification to common areas of Reunion Ranch - including construction access across common areas for a private property construction site.

Exceptions: maintenance of existing HOA landscape areas, amenities, trails/paths, irrigation systems. Firewise vegetation maintenance is permitted as long as: a) collected vegetation/deadfall is removed from common areas, and b) limited to removal of dead vegetation only. Removal of living trees must be approved.

Please complete the information below so that the District can review the proposed modification with regards to impact to water quality features and ability to maintain/access District infrastructure.

Contact Name: Paul Swanston Email: \_\_\_\_\_

Phone: 512-284-4246 Project Start-End Date: Est. 1/1/23 - 7/1/23

HOA Approved? (Yes/No) - City of Dripping Springs Approved? (Yes/No) -

*Only exploring options at this stage.*  
Please attach supporting documentation including HOA Approval, City of Dripping Springs permit application number and status, as well as project plan, construction access plan, plant list.

Project Location (address and/or description)

R152255

Project Description

Splash Pad with water features  
for small children, adjacent to  
 Pocket Park on Ridge.

Proposed Change to Impervious Cover ~ 200 sf.

Proposed Changes to Vegetation (does not include landscape area maintenance and must show adherence to drought-tolerant grass/native plant list)

Clear brush/cedar to pour slab  
for pad.



**Proposed Changes to Existing Grade**

As needed to establish level  
surface

**Proposed Changes to Access/Easements** (changes to vegetation or size of landscaped areas, modifications or addition of trails, modification or addition of fences or retaining walls)

\_\_\_\_\_  
\_\_\_\_\_

=====  
**WCID Use**

Received by: \_\_\_\_\_ Received Date: \_\_\_\_\_

**District Engineer/Operator - Please attach completed WCID Checklist**

District Engineer: \_\_\_\_\_

Approved Date: \_\_\_\_\_

District Operator: \_\_\_\_\_

Approved Date: \_\_\_\_\_

WCID Board Approval Date: \_\_\_\_\_



## MURFEE ENGINEERING COMPANY, INC.

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

# M E M O R A N D U M

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**DATE:** September 9<sup>th</sup>, 2022  
**TO:** BOARD OF DIRECTORS – REUNION RANCH WCID  
**FROM:** Andrea Wyatt, P.E.  
**RE:** Engineer’s Report – August 2022  
**CC:** Bill Flickinger – Willatt & Flickinger

**MEC File No.: 12002.110**

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### a. Wastewater Treatment Plant

#### i. Wastewater Flows and Trends

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.

#### ii. Record Drawings Update

Final record drawings are complete.

#### iii. Odor Control Update and Recommended Improvements

The odor at the WWTP has been minimal since the new treatment system became operational. MEC has made regular site visits to evaluate odors.

A quote was provided to Inframark for a DumpsterGuard cover in the amount of \$1,890. Inframark indicated that the dumpsters provided by WWTS have roll-up covers included on them, so the DumpsterGuard cover may not be necessary. The roll-up cover functioned during the most recent rain events, however it is sensitive to the “installation” process. Heavy rains caused pooling and sagging likely due to insufficient tension on the retaining ropes and bungee cords. The operator was able to bail out most of the pooled water and there wasn’t a significant impact on the wetness of the sludge in the dumpster. Odors in the area were not significant.

MEC has received an additional estimate for the concrete slab, including a curb. The following table summarizes the estimates received so far.

Contractor	Description of Work	Cost
Rock Solid Paving and Coatings LLC	Concrete pad, 8" thick	\$ 8,500
	Bollards (7)	\$ 6,300
	<b>TOTAL</b>	<b>\$ 14,800</b>
JFB Concrete Inc	Concrete pad, 6" thick	\$ 6,900
	Bollards (7)	\$ 2,100
	6" Curb on 3 sides	\$ 1,500
	<b>TOTAL</b>	<b>\$ 10,500</b>

iv. *Noise Issues and Abatement Options*

The manufacturer visited site and confirmed the sound emanating for the unit is unusual. He installed temporary additional insulation to try to reduce the sound from the operating unit. The sound enclosure on the non-operating blower was taken back to the manufacturer's shop to make modifications to improve noise reduction. The manufacturer is also reviewing the blower fan selection to determine if a smaller fan at a lower speed can maintain the air flow required to control odors.

MEC sent an update to the concerned residents and will continue to provide updates as the manufacturer works through their plan to address the problem.

v. *Effluent Irrigation Improvements and Authorizations*

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	August Average	Limit	Limit Type
Turbidity	2.42	3 NTUs	30-day average
BOD <sub>5</sub>	4.2	5 mg/l	30-day average
<i>E. coli</i>	11.42	20/100 ml	30-day geometric mean (MPN or CFU)
<i>E. coli</i>	57.1	75/100 ml	Maximum single grab sample (MPN or CFU)

MEC is working with the electrical engineer to get the information updated and bid documents developed.

**b. Emergency Management Plan(s)**

*Texas Senate Bill No. 3 – Emergency Preparedness Plan*

MEC submitted the EPP on February 22<sup>nd</sup>, 2022, to the TCEQ. MEC is still waiting on TCEQ to respond with comments, questions, or requests for information. The 90-day review and comment period has expired.

*Wastewater System Emergency Response Plan*

MEC met with the committee this week to go over preliminary information that was provided on the draft ERP. After gathering input from the committee, MEC will make adjustments to provide a tailored plan for the District. MEC will continue to coordinate with the committee and Inframark on on-going updates to the ERP.

**c. Long-Term Improvements and Asset Management Plan**

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

**d. Approvals Related to Ongoing Construction Contracts**

Currently no ongoing contracts.

**e. Approvals Related to Upcoming Construction Contracts**

No outstanding items.

**f. Miscellaneous**

MEC reviewed a couple of common area modification requests and provided feedback. MEC also provided additional information regarding drip field decommissioning to the Land Use & Water Quality committee to help them address questions from the HOA.

The WTCPUA updated their DCP and MEC provided a brief review of the document. Additional modifications to the District's DCP, which was recently updated.

**g. Engineering Services Agreement Amendment No. 2**

The Amendment is attached to this report.

Project	Description	Original Budget	Actual Contract Cost	Cost to Date	Final Cost	Estimated Start	Estimated Completion	Final Completion Date	Additional Notes
210 Irrigation Skid Installation	Install a pump skid capable of providing effluent to the various irrigation areas in the District, including associated engineering efforts. Inframark's contractor to install a cover over the SADDs Skid to protect the equipment from weather.	\$230,000.00				May-22	March-23		Coordinating with electrical engineer
SADDs Skid Cover		\$5,000.00	\$8,435.00			February-22 ?			Approved in May, waiting on contractor to receive materials
Main Line Valve Maintenance	Locate and clean/exercise valves	\$2,000.00				January-23	July-23		Needs to be done FY23
Service Line verification	Verify Service Lines via record or field verification	\$10,000.00				January-23	December-23		This may lead to higher costs in FY24 to pothole for verification
Service Line Survey/Database	Create a database of service lines and materials to comply with the RLCR (Revised Lead and Copper Rule)	\$10,000.00				January-23	December-23		
WWTP Entrance Maintenance	Install roadbase and cleanup brush/rock/debris	\$12,000.00				January-23	July-23		Requested by board
Replace Hypochlorite Tank at WWTP	Replace the existing hypochlorite tank at the WWTP with a 500 gallon tank	\$5,000.00				January-23	July-23		Request from Inframark
Storage shed at WWTP	Install a shed to store spare parts at the WWTP, storage on site was significantly reduced because of the WWTP Exp	\$5,000.00				January-23	July-23		Request from Inframark
Drip Skid Pump Maintenance	JNM to confirm, est. close \$8000 in parts Sludge storage basin mixer motor was damaged while the basin was covered due to corrosive gases in the headspace. The unit needs replaced in order to continue operation of the mixer	\$8,000.00				January-23	July-23		The motor will be replaced when it fails
Sludge Storage Basin Mixer Replacement		\$15,000.00				January-23	July-23		
Effluent Lift Station (Filter Feed Pumps) Pump Replacement	Replace the submersible pumps that are not operating according to their design point	\$50,000.00				January-23	July-23		Note, potential additional upgrades in the future, \$50K

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

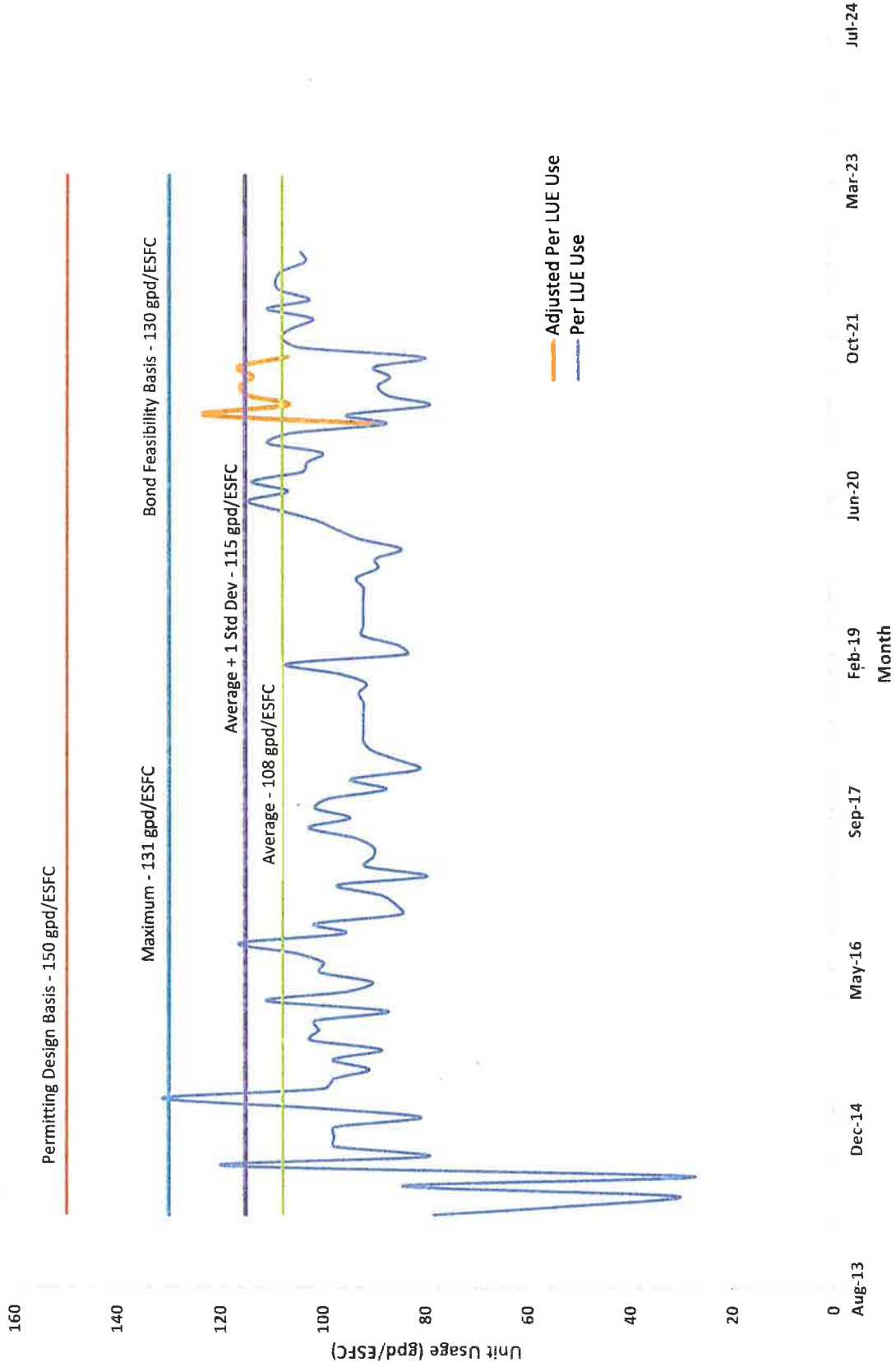
## Reunion Ranch WCID Wastewater Flow Projections





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

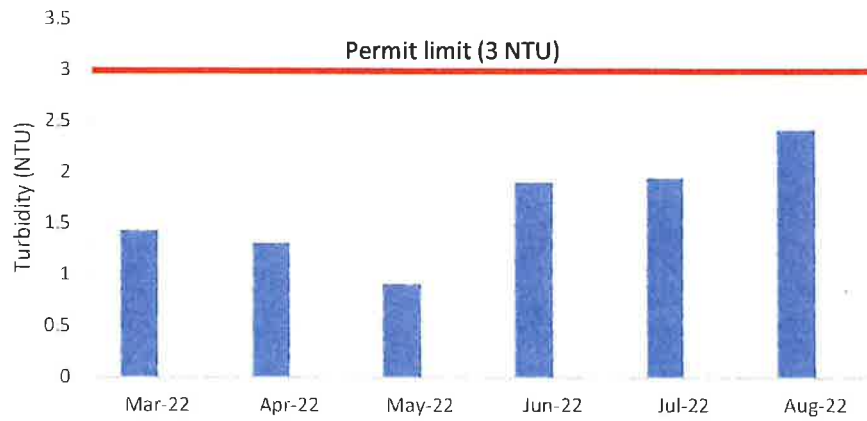
## Reunion Ranch WCID WWTP Unit Usage Analysis



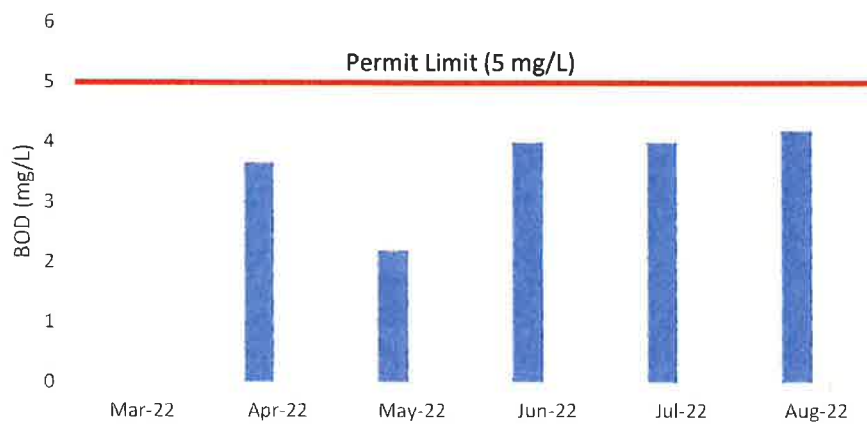


Murfee Engineering Company, Inc.  
Texas Registered Firm No. F-353  
1101 Capital of Texas Hwy., S., Bldg. D  
Austin, Texas 78746

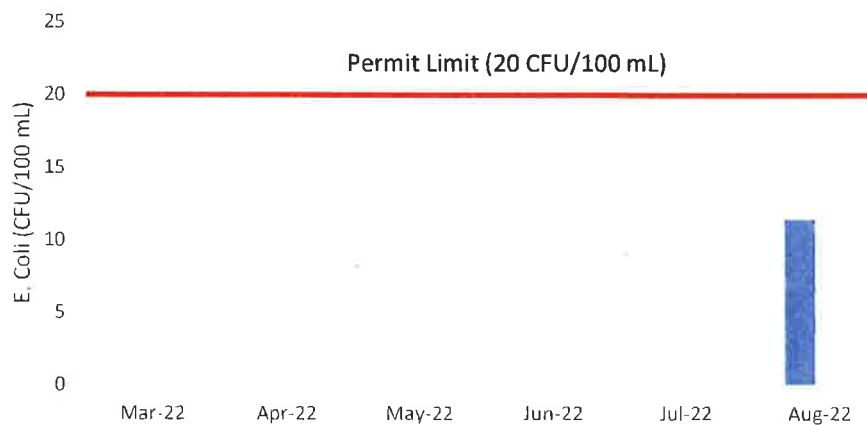
### 30-Day Average Turbidity



### 30-Day Average BOD



### 30-Day Average E. Coli





**Murfee Engineering Company**

August 23, 2022

Dennis Daniel, President and Board of Directors  
REUNION RANCH WCID  
c/o Willatt & Flickinger  
12912 Hill Country Blvd. Bldg. F-232  
Austin, TX 78738

Dear Mr. Daniel:

Murfee Engineering Company, Inc. has represented the District as District Engineer over the past several years and has enjoyed working for you in that capacity. We have held our rates and fees constant for many of those years without changes. The purpose of this letter is to present our request for your consideration of a replacement fee schedule to the existing engineering services agreement. The changes in this revised fee schedule are to update our current staffing classifications and to amend some of the rates charged, reflective of inflation, cost of living, and local market conditions. A comparison of the existing rate schedule using a 1-hour charge under each classification to the proposed rate schedule would yield an approximate 15% increase. However, not all classifications have rate changes. Additionally, we would respectfully request you to consider an amendment to the fee charged for general district engineering services as well as its invoicing basis. We ask that the invoicing basis be changed from the monthly flat fee rate to a time and materials basis. We initially set the general services billing basis to be \$1,500 per month and have held to that since 2012. We propose to change the invoice basis to time and materials being reflective of the work effort in performing the general engineering tasks that include preparation for and attendance at board meetings, assist in regulatory filings, audits, insurance coverage reviews, and routine queries and phone calls. Please note that in some months this will be relatively small amounts of time and for others may entail concentrated or more efforts.

We've attached a copy of the proposed fee schedule and an engineering services agreement amendment for your review and are happy to answer any questions you may have.

Sincerely,

A handwritten signature in blue ink that reads 'Andrea Wyatt'. The signature is written in a cursive, flowing style.

Andrea Wyatt, P.E.  
District Engineer

cc: Bill Flickinger – Willatt & Flickinger  
Allen Douthitt – Bott & Douthitt PLLC

AMENDMENT NO.2 TO THE  
ENGINEERING SERVICES AGREEMENT

THE STATE OF TEXAS   §

COUNTY OF TRAVIS     §

This Amendment No. 2 to Engineering Services Agreement is made and entered into effective \_\_\_\_\_, 20\_\_ by and between REUNION RANCH WCID (the "District"), a political subdivision of the State of Texas, and MURFEE ENGINEERING COMPANY, INC., a Texas corporation (the "Engineer"), and is as follows:

WHEREAS, the District and the Engineer have entered into an Engineering Services Agreement dated effective APRIL 20, 2012 as amended in Amendment No 1 dated effective May 15, 2018 (the "Contract"); and

WHEREAS, the District and the Engineer have mutually agreed to modify the terms of the Contract, as hereinafter set forth;

IT IS HEREBY AGREED AS FOLLOWS:

Section 1.   Section I; Agreements. Is hereby amended and replaced with the following:

Section I, Basic Engineering Services for the District. The District shall compensate MURFEE on a Time and Materials Basis under the attached Exhibit "A" fee schedule for services rendered by MURFEE's principals and employees in accordance with Section I of this Agreement.

Section 2.   Exhibit "A" of the Contract setting forth the fee schedule is hereby deleted and the revised fee schedule attached hereto as Exhibit "A", dated JUNE 1<sup>st</sup>, 2021, is hereby inserted in its place.

Section 3.   The revised fee schedule becomes effective on October 01, 2022 for all tasks and work orders in process and immediately for future tasks and work directives.

Section 4.   The terms and conditions of the general contract are hereby amended to include the following legislatively dictated language;

***Interested Parties:***

MEC acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. MEC confirms that it has reviewed Section 2252.908 and, if required to do so, will (1) complete a Form 1295, using the unique identification number specified on page 1 of the Agreement, and electronically file it with the Texas Ethics Commission ("TEC"); and (2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the MEC executes and submits the Agreement to the District. Form 1295s are available on the TEC's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Agreement is not effective until the requirements listed above are satisfied and any approval or award of the Agreement by the District is expressly made contingent upon MEC's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

***Conflicts of Interest:***

MEC acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do

business with local government entities such as the District. MEC confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return Form CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting the Agreement to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

***Verification Under CH. 2271, Texas Government Code:***

If required under Chapter 2271 of the Texas Government Code (as amended, "*Chapter 2271*"), MEC represents and warrants that, at the time of execution and delivery of the Agreement, neither MEC, nor any wholly or majority-owned subsidiary, parent company, or affiliate of MEC that exist to make a profit, boycott Israel or will boycott Israel during the term of the Agreement. The foregoing verification is made solely to comply with Chapter 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. MEC understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with MEC.

***Verification Under Subchapter F, CH. 2252, Texas Government Code:***

For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "*Subchapter F*"), MEC represents and warrants that, neither MEC, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of MEC that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "*Comptroller*") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,  
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, and  
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran, or a foreign terrorist organization. MEC understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with MEC.

***Verification Under Chapter 2274, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies:***

If required under Chapter 2274 of the Texas Government Code (as amended, "*Chapter 2274*"), MEC represents and warrants that, at the time of execution and delivery of the Agreement, neither MEC, nor any wholly or majority-owned subsidiary, parent company, or affiliate of MEC that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Agreement. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

***Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries:***

If required under Chapter 2274 of the Texas Government Code (as amended, "Chapter 2274"), MEC represents and warrants that, at the time of execution and delivery of the Agreement, neither MEC, nor any wholly or majority-owned subsidiary, parent company, or affiliate of MEC that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the contract against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms "discriminate against a firearm entity", "firearm entity", and "firearm trade association" have the meanings ascribed to them in Section 2274.001, *Texas Government Code*.

Section 5. Except as provided in this Amendment, and subject to the modifications set forth herein, the Contract shall remain in full force and effect.

Executed to be effective \_\_\_\_\_, 2022.

REUNION RANCH WCID

By: \_\_\_\_\_  
Dennis Daniel, President  
Board of Directors

ATTEST:

\_\_\_\_\_  
Secretary  
Board of Directors

MURFEE ENGINEERING COMPANY, INC.,  
a Texas Corporation

By: Bryce Canady  
Bryce Canady, P.E.  
Vice President Development and Operations

MURFEE ENGINEERING COMPANY, INC.

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**EXHIBIT A**

**HOURLY RATE SCHEDULE**

Effective June 1<sup>st</sup>, 2021

<b><u>Employee Classification</u></b>	<b><u>Hourly Rate</u></b>
Principal	\$325
Managing Engineer	\$275
Senior Project Manager	\$225
Project Manager	\$200
Senior Project Engineer	\$185
Project Engineer	\$170
Engineering Technician II	\$140
Engineering Technician I	\$120
Senior CAD Design Technician	\$165
CAD Design Technician	\$135
Draftsperson	\$115
Project Administration Manager	\$185
Project Admin - Construction	\$110
Technical Admin Assistant/Intern	\$100
Financial Services	\$90
Executive Assistant	\$75
Administrative Assistant	\$65
Reimbursable Expenses	Cost + 15%



**Reunion Ranch WCID  
General Manager Reports for the month of  
August 2022  
Board Meeting: September 13th, 2022**

Reviewed By: Ronja Keyes  
Date: 9/07/2022



**Memorandum for: Board of Directors Reunion Ranch WCID**

**From: Ronja Keyes**

**Date: 09/13/2022**

**Subject: Operations and Maintenance Report**

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

**Agenda Item 14**

**A. Administrative**

- Nothing significant to report.

**B. Wastewater treatment plant & effluent subsurface irrigation**

- All facilities are in compliance for the month of August;
  - Plant's capacity is at 70%; total flows are 1.72 MG; average flows are 55,700 GPD
- Scheduled preventive maintenance for;
  - CL2 System (test & inspect operation, replace necessary fittings, O-rings, gaskets & filters)
  - Mechanical Lubrication (check fluid levels on rotating equipment, change oil as needed)
- Conducted monthly inspection of irrigation fields;
  - Marked and repaired leak in Zone 5, 3, 16, 18 & 29
- Facility winterization;
  - Checklist provided to Operations Team

**C. Wastewater collection system**

- Lift Station 1 (Adam Ct) & 2 (Katie Dr);
  - Wastewater Transport completed cleaning of both Lift Stations

**D. Water distribution system**

- Water accountability is at 95% for the month of August (billing cycle from July 20<sup>th</sup> through August 19<sup>th</sup>).
- 2" Irrigation Meter Reunion Blvd;
  - Replaced August 12<sup>th</sup>, previous usage not accounted for
  - Meter read August 19<sup>th</sup>; 212,000 (completed billing cycle)
  - Meter read August 23<sup>rd</sup>; 289,000



- Meter leak;
  - Checked and verified usage for several construction sites beginning of August
  - Found meter leak at construction site on Delayne and made repairs
- TCEQ lead & copper samples;
  - Sample results enclosed

**E. Stormwater Conveyance & Pond maintenance**

- Inframark conducted pond inspections on August 18<sup>th</sup>. Reports are enclosed.
- Aquatic Features Pond maintenance Reports are enclosed.

**F. Customer matters, complaints reports & updates**

- Nothing significant to report.

**G. Customer billing & delinquencies**

- Leak Adjustment (Delayne Dr);
  - Seeking 2 additional months of leak adjustment
  - High usage from September through January (between 65/70K gal)  
\*Pool was filled in September (around 12,000 gal), start of pool autofill line leak
  - 3-month leak adjustment approved in March once Customer provided proof that repairs have been made
  - Received repair Invoice in June and issued in leak adjustment
  - Requested usage history and additional leak adjustment from Billing Department
- Mailed 14 Delinquent Letters; 0 Hung & 0 Red Tags as of now

**H. Authorization for expenditures related to contracts, repairs, replacements, operations improvements & maintenance**

- Refer to recommendations below.

**Construction**


- Erosion control report attached for review.

Current Items for Board consideration:

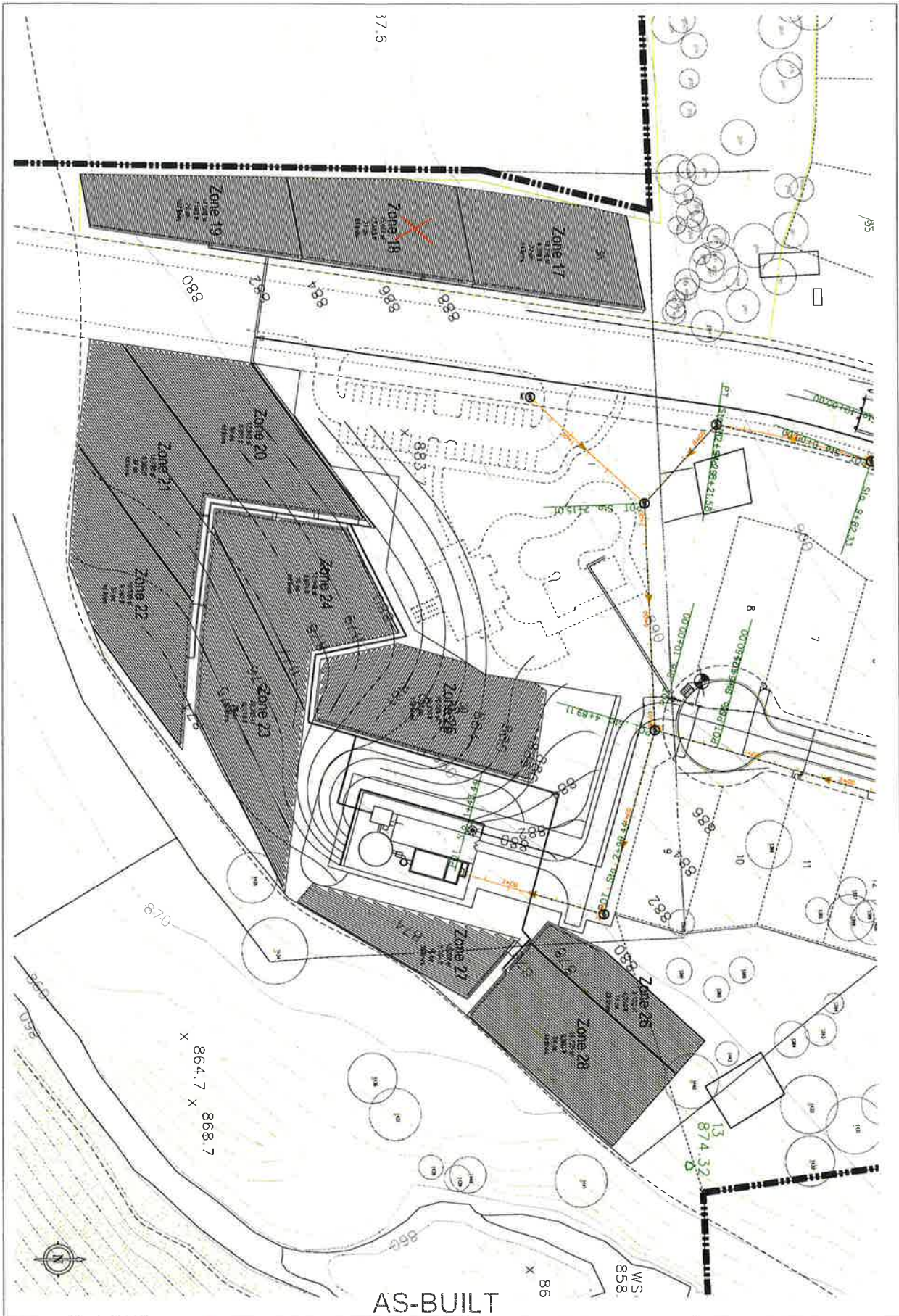
Vendor	Amount	Description	Work Order #




AS-BUILT

OF: <b>W3</b> Sheet No. Date: Feb 18, 2013	File: Project: Reunion Ranch, Driftwood, Texas Date: Feb 18, 2013	 <b>wwwengineering</b> 827 W. 100th St., Suite 110 Austin, Texas 78748 (512) 882-0110 F-12009		<p align="center"> <b>REUNION RANCH</b>  <b>DRIP IRRIGATION FIELDS</b>          F.M. 1826          DRIFTWOOD, TEXAS       </p>	<p align="center"> <b>SCALE: 1" = 60'</b>          Austin CAD Services          204 W. Cesar St. - 4th Floor, Ft. Worth, TX 76104          (817) 332-8970 <a href="http://www.austincad.com">www.austincad.com</a> </p>
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AS-BUILT

OF: <b>W4</b>	Sheet No. <b>W4</b>	Date Feb 18, 2013	File  wvdengineering 1111 W. 11th St., Suite 100 Fort Worth, TX 76102 (817) 336-1111 (817) 336-1112		<b>REUNION RANCH DRIP IRRIGATION FIELDS</b>  F.M. 1826 DRIFTWOOD, TEXAS	SCALE: 1" = 40'  Austin CAD Services 2841 St. Charles St. - CT Austin, TX 78746 (512) 452-9999 <a href="http://www.austincad.com">www.austincad.com</a>
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Water System Name:	REUNION RANCH WCID	Federal Source:	SWP
Principal County Served:	HAYS	System Status:	A
Principal City Served:		Activity Date:	05-21-2014

PBCU Sample Results						
Sample No.	Site	Date	Result	Units	Analyte	Laboratory
22G044-10	LCRG27	07-20-2022	no detect		LEAD	ENVIRODYNE LAB
22G044-09	LCRG26	07-20-2022	0.0014	MG/L	LEAD	ENVIRODYNE LAB
22G044-08	LCRG24	07-20-2022	no detect		LEAD	ENVIRODYNE LAB
22G044-07	LCRG25	07-20-2022	no detect		LEAD	ENVIRODYNE LAB
22G044-06	LCRG21	07-20-2022	no detect		LEAD	ENVIRODYNE LAB
22G044-05	LCRG19	07-20-2022	0.0032	MG/L	LEAD	ENVIRODYNE LAB
22G044-04	LCRG16	07-20-2022	0.0005	MG/L	LEAD	ENVIRODYNE LAB
22G044-03	LCRG14	07-20-2022	no detect		LEAD	ENVIRODYNE LAB
22G044-02	LCRG13	07-20-2022	no detect		LEAD	ENVIRODYNE LAB
22G044-01	LCRG12	07-20-2022	0.0007	MG/L	LEAD	ENVIRODYNE LAB

Water System Name:	REUNION RANCH WCID	Federal Source:	SWP
Principal County Served:	HAYS	System Status:	A
Principal City Served:		Activity Date:	05-21-2014

PBCU Sample Results						
Sample No.	Site	Date	Result	Units	Analyte	Laboratory
22G4044-10	LCR027	07-30-2022	0.0512	MG/L	COPPER, FREE	ENVIRODYNE LAB
22G4044-09	LCR026	07-30-2022	0.0403	MG/L	COPPER, FREE	ENVIRODYNE LAB
22G4044-08	LCR024	07-30-2022	0.0274	MG/L	COPPER, FREE	ENVIRODYNE LAB
22G4044-07	LCR025	07-30-2022	0.0085	MG/L	COPPER, FREE	ENVIRODYNE LAB
22G4044-06	LCR021	07-30-2022	0.0139	MG/L	COPPER, FREE	ENVIRODYNE LAB
22G4044-05	LCR019	07-30-2022	0.0557	MG/L	COPPER, FREE	ENVIRODYNE LAB
22G4044-04	LCR016	07-30-2022	0.0248	MG/L	COPPER, FREE	ENVIRODYNE LAB
22G4044-03	LCR014	07-30-2022	0.0334	MG/L	COPPER, FREE	ENVIRODYNE LAB
22G4044-02	LCR015	07-30-2022	0.0426	MG/L	COPPER, FREE	ENVIRODYNE LAB
22G4044-01	LCR012	07-30-2022	0.0437	MG/L	COPPER, FREE	ENVIRODYNE LAB

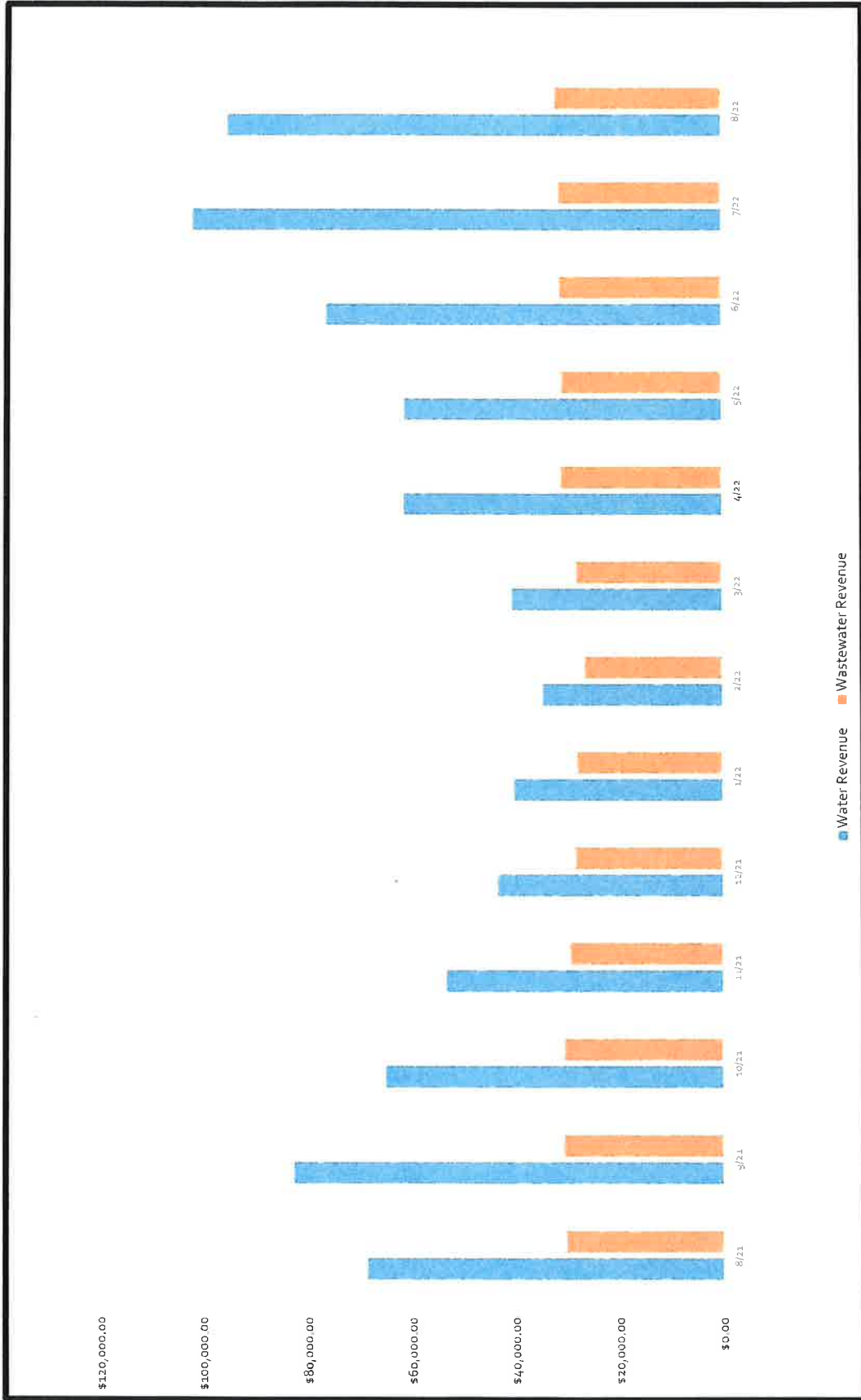




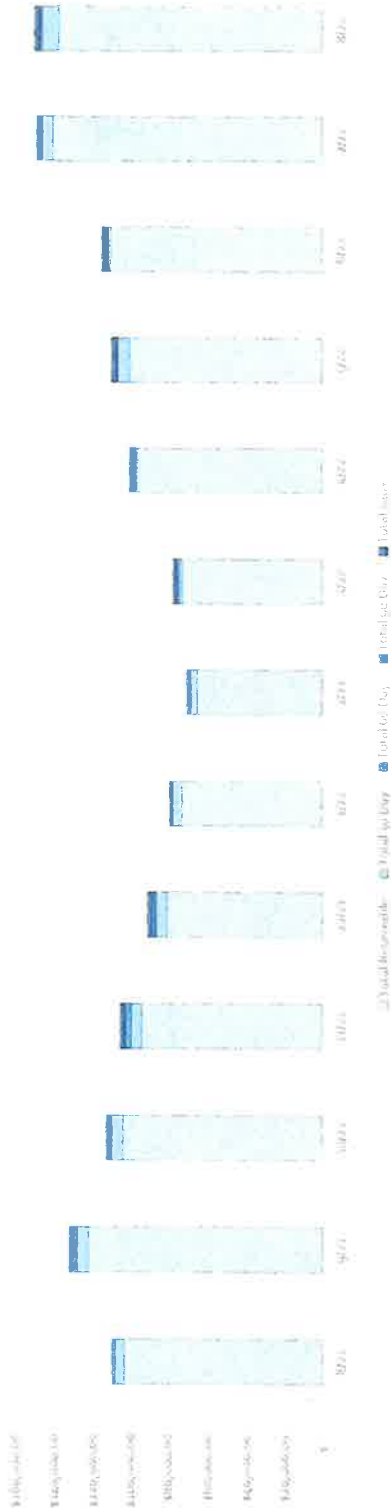
**Billing Summary**

Description	Connections		Variance
	Aug-21	Aug-22	
Residential	508	517	9
Commercial - HOA	14	16	
Hydrant	-	-	-
Tracking	1	1	-
Reclaimed	-	-	-
<b>Total Number of Accounts Billed</b>	<b>523</b>	<b>534</b>	<b>11</b>
	<b>Consumption</b>		
Residential	9,239,000	12,956,000	3,717,000
Commercial - HOA	2,429,000	1,054,000	(1,375,000)
Hydrant	-	-	-
Tracking	-	13,000	13,000
Reclaimed	-	-	-
<b>Total Gallons Consumed</b>	<b>11,668,000</b>	<b>14,023,000</b>	<b>2,355,000</b>
	<b>Average Consumption</b>		
Residential	18,187	25,060	6,873
Commercial - HOA	173,500	65,875	-
Hydrant	-	-	500
Tracking	-	13,000	13,000
Reclaimed	-	-	-
<b>Avg Water Use for Accounts Billed</b>	<b>22,309.75</b>	<b>26,260.30</b>	<b>3,951</b>
Total Billed	100,097	128,909	28,812
Total Aged Receivables	3,611	9,414	5,803
<b>Total Receivables</b>	<b>103,708</b>	<b>138,323</b>	<b>34,615</b>

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+
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
5/22	\$ 100,950.73	\$ 5,915.86	\$ 453.61	\$ 304.52	\$ 2,639.67
6/22	\$ 110,796.25	\$ 1,251.07	\$ 916.60	\$ 427.36	\$ 1,883.46
7/22	\$ 141,058.76	\$ 5,338.72	\$ 662.84	\$ 710.96	\$ 1,723.03
8/22	\$ 138,323.37	\$ 8,570.91	\$ 1,031.11	\$ 528.61	\$ 2,433.99
Board Consideration to Write Off	\$0.00				
Board Consideration Collections	\$0.00				
Delinquent Letter Mailed	14				
Delinquent Tags Hung	N/A				
Disconnects for Non Payment	N/A				





**Water Production and Quality**

**Water Quality Monitoring**

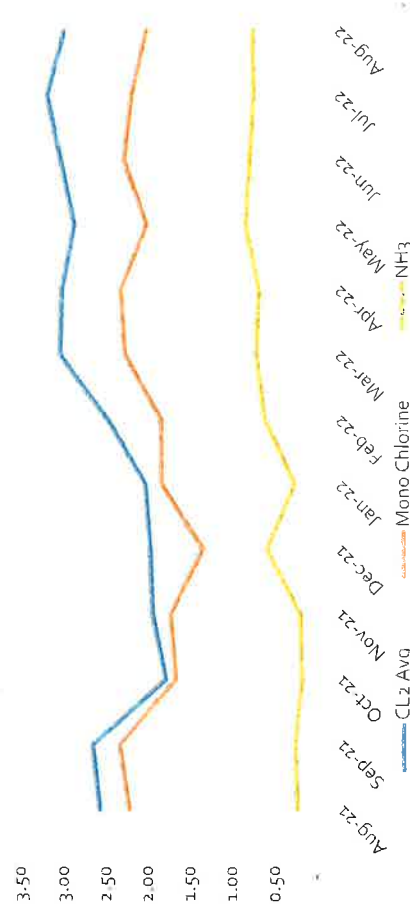
**Current Annual Avg**

State Requirements Must Be Above .50

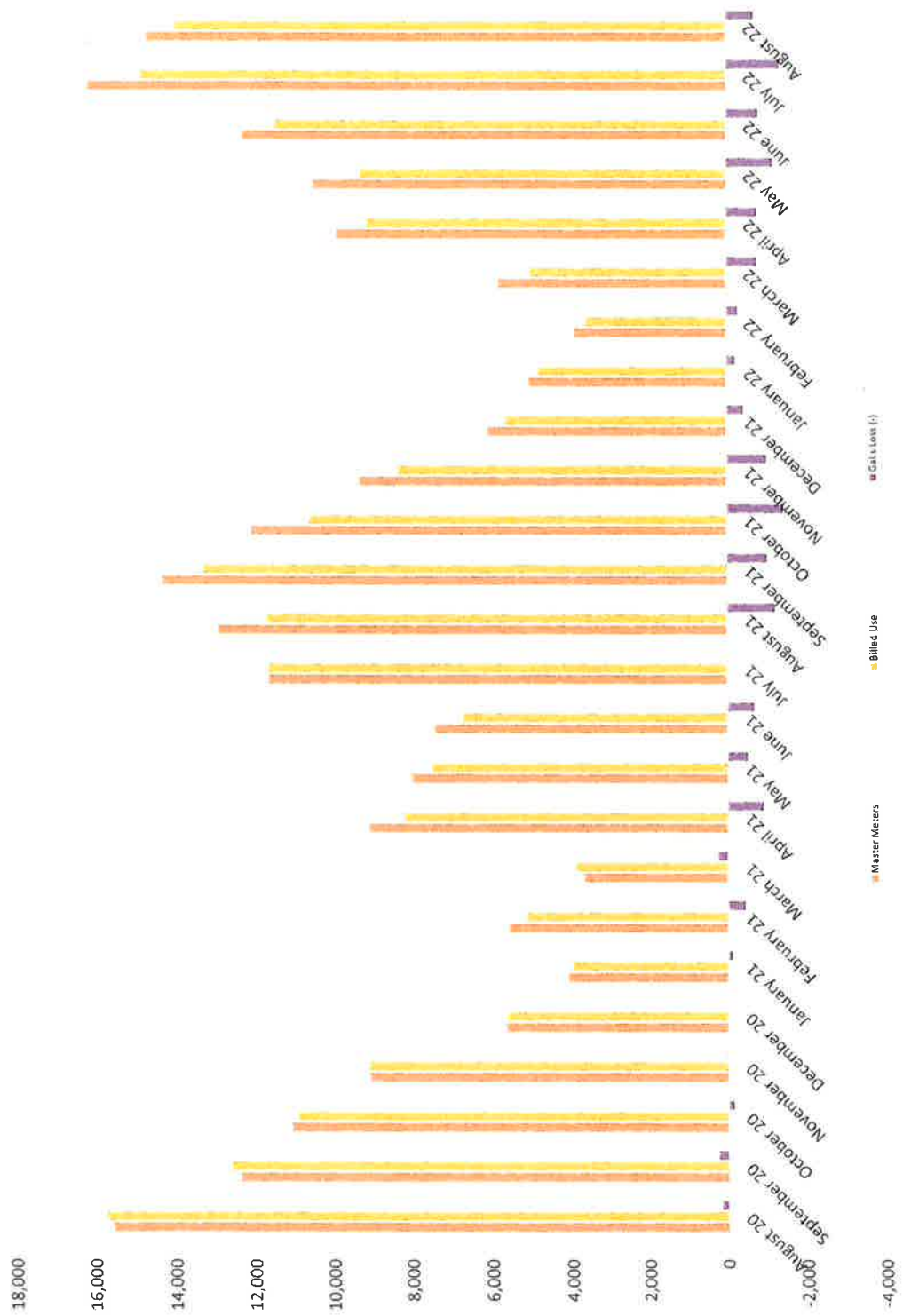
**2.56**

Date	CL2 Avg	Mono Chlorine	NH3
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
May-22	2.84	1.98	0.80
Jun-22	3.00	2.25	0.75
Jul-22	3.16	2.16	0.70
Aug-22	2.96	1.98	0.71

CL2 Avg-Mono Chlorine - NH3

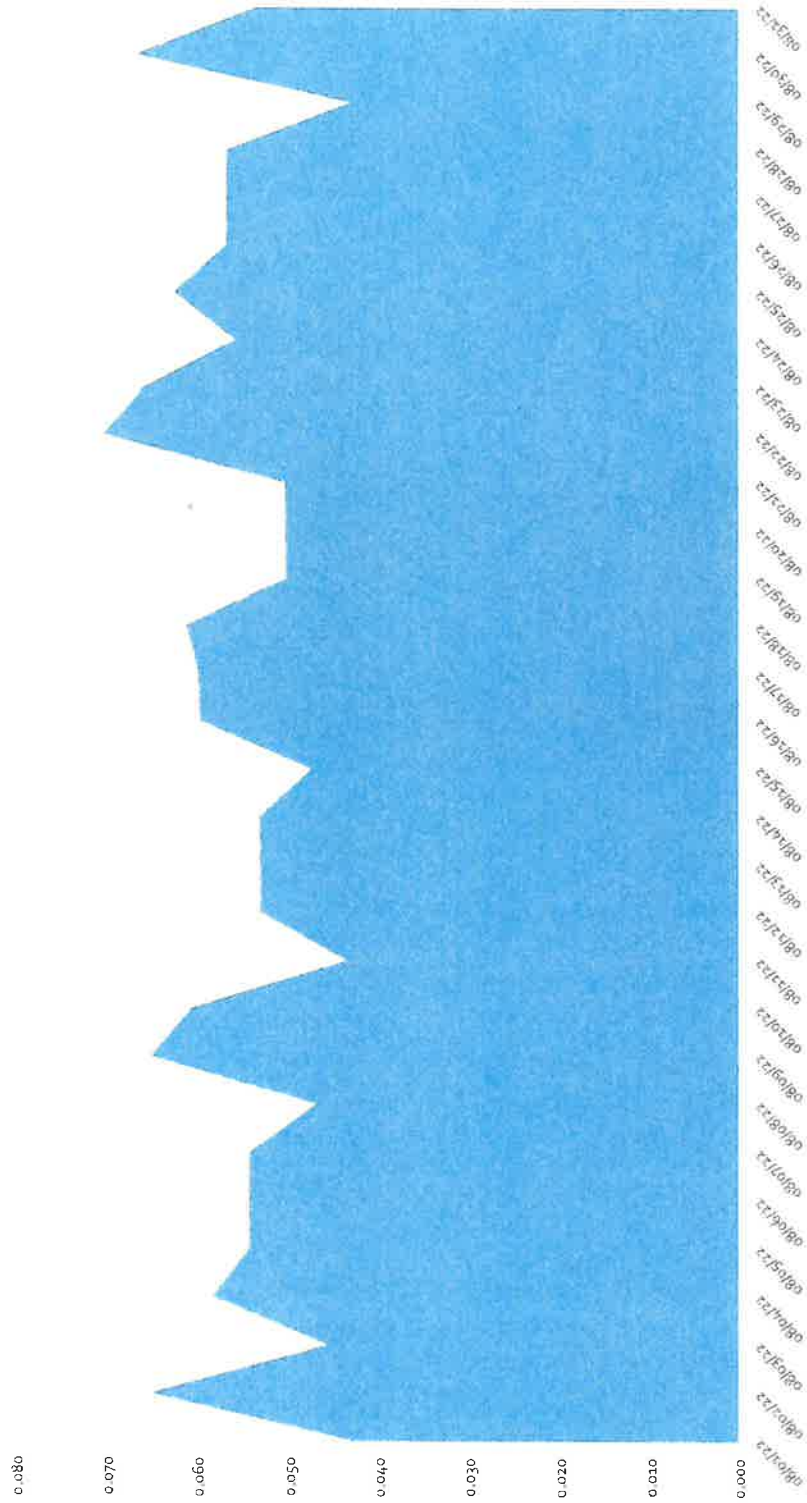


## Water Accountability Report



Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gals Loss (-)	% Loss	Accounted For
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%
January 21	1/15/21	498	4,118	3,998	7	(113)	-2.75%	97.25%
February 21	2/20/21	502	5,619	5,175	0	(444)	-7.90%	92.10%
March 21	3/19/21	504	3,695	3,920	15	240	6.49%	106.49%
April 21	4/19/21	506	9,134	8,227	5	(902)	-9.88%	90.12%
May 21	5/20/21	506	8,030	7,512	0	(518)	-6.45%	93.55%
June 21	6/18/21	516	7,447	6,752	7	(688)	-9.24%	90.76%
July 21	7/19/21	519	11,704	11,712	7	15	0.12%	100.12%
August 21	8/19/21	523	12,965	11,748	7	(1,210)	-9.33%	90.67%
September 21	9/17/21	524	14,381	13,352	11	(1,018)	-7.08%	92.92%
October 21	10/18/21	526	12,125	10,668	10	(1,447)	-11.94%	88.06%
November 21	11/18/21	527	9,390	8,376	14	(1,000)	-10.65%	89.35%
December 21	12/17/21	528	6,118	5,680	9	(429)	-7.01%	92.99%
January 22	1/18/22	528	5,080	4,842	13	(225)	-4.43%	95.57%
February 22	2/17/22	528	3,942	3,636	11	(295)	-7.48%	92.52%
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%
May 22	5/18/22	528	10,566	9,364	11	(1,191)	-11.27%	88.73%
June 22	6/16/22	528	12,365	11,530	9	(826)	-6.68%	93.32%
July 22	7/19/22	528	16,291	14,920	11	(1,360)	-8.35%	91.65%
August 22	8/19/22	528	14,801	14,085	6	(710)	-4.80%	95.20%

Wastewater Flows for the Month of August



**For the Month of August**

Flow WWTP (Avg.)	0.08 MGD	0.056 MGD	Yes	<b>69.7%</b>
BOD (Avg)	20 mg/L	4.0 mg/L	Yes	
TSS (Avg)	20 mg/L	7.0 mg/L	Yes	
Chlorine Residual (Min)	1.0 mg/L	1.2 mg/L	Yes	
PH (Min)	6.0 Std Units	7.50 Std Units	Yes	
PH (Max)	9.0 Std Units	7.50 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 %
Aug-22	534	1,728,000	55,700	104	70%
Jul-22	528	1,691,700	54,600	103	68%
Jun-22	528	1,710,300	57,010	108	71%
May-22	528	1,788,600	57,697	109	72%
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%
<b>TOTALS</b>		<b>13,624,000</b>	<b>56,100.50</b>	<b>106</b>	<b>70%</b>
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%
<b>TOTALS</b>		<b>17,558,200</b>	<b>48,083.33</b>	<b>93</b>	<b>86%</b>
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%
<b>TOTALS</b>		<b>17,578,000</b>	<b>47,991.67</b>	<b>103</b>	<b>96%</b>

**Open Work Orders for Pond maintenance & repair:**

<b>WO#:</b>	<b>Location:</b>	<b>Work scheduled:</b>
No open WO's at this time		

### Completed Work Orders for Pond maintenance and repair:

<b>WO#:</b>	<b>Location:</b>	<b>Work scheduled:</b>
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
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
2847842	Katie Dr, DP 2-4	Erosion along embankment
2848067	Jacksdaw Dr, DP 3-3	Add lock gate to gate at pond entrance
2848095	Denise Cove Storm Drain	Clean inlet
2848096	Jane Cove Storm Drain	Clean inlet

2873609	Mary Elise Way, DP 2-2	Locate and clear vegetation around outfall
2873620	591B Katie Dr DP 2-4	Clear vegetation around outfall pipe
2922386	Mary Elise Way DP 2-2	Clean inlet, erosion present at shoreline & inlet/outlet structures



**STORMWATER POND INSPECTION  
DRAIN OUTLET**

DISTRICT: REUNION RANCH  
 DATE: 8/19/2022  
 WO #: 2939110  
 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, 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:**





**STORMWATER POND INSPECTION**

DISTRICT: REUNION RANCH  
 DATE: 8/19/2022  
 WO #: 2939110  
 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**







**STORMWATER POND INSPECTION  
WET PONDS**

**DISTRICT:** REUNION RANCH  
**DATE:** 8/19/2022  
**WO #:** 2939110  
**TECH.:** TAMMY YBARRA

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

**COMMENTS:**





**STORMWATER POND INSPECTION  
WET PONDS**

**DISTRICT:** REUNION RANCH  
**DATE:** 8/19/2022  
**WO #:** 2939110  
**TECH.:** TAMMY YBARRA

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

**COMMENTS:**







**STORMWATER POND INSPECTION  
SAND FILTER SYSTEM**

DISTRICT: **REUNION RANCH**  
DATE: **8/19/2022**  
WO #: **2839110**  
TECH: **TAMMY YEARRA**

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

**COMMENTS:**



**DISTRICT:** REUNION RANCH  
**DATE:** 8/19/2022  
**WO #:** 2939110  
**TECH.:** TAMMY YBARRA

**INFRAMARK**  
 WATER INFRASTRUCTURE OPERATIONS  
**STORMWATER POND INSPECTION**  
**WET PONDS**

<b>Pond Location</b>	WQP 3-1 (BEHIND 3105 REUNION RANCH)
<b>Pond water level?</b>	90%
<b>Inlets in good structural condition?</b>	YES
<b>Inlets clear of accumulated sediment or debris?</b>	NO
<b>Trash found at site?</b>	NO
<b>Sinkhole, cracks or seeps visible in the embankment?</b>	YES
<b>Erosion present at shoreline?</b>	YES
<b>Erosion occurring around the inlets or outlet structures?</b>	NO
<b>Discharge valve open operational?</b>	N/A
<b>Condition of vegetation around the out fall pipe?</b>	GOOD
<b>Excessive algae blooms present?</b>	NO
<b>Invasive plants present?</b>	NO
<b>Trees or woody vegetation present on the dam or embankment?</b>	NO
<b>Sediment has accumulated and reduced the volume of the pond?</b>	NO DATA







**STORMWATER POND INSPECTION  
WET PONDS**

**DISTRICT:** REUNION RANCH  
**DATE:** 8/18/2022  
**WO #:** 2939110  
**TECH:** TAMMY YBARRA

Pond Location	WQP 3-3 (Behind 3142 Reunion Ranch)
Pond water level?	40%
Inlets in good structural condition?	N/A
Inlets clear of accumulated sediment or debris?	N/A
Trash found at site?	NO
Sinkhole, cracks or seeps visible in the embankment?	YES
Erosion present at shoreline?	YES
Erosion 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:**



Pond Maintenance Report		Reunion Blvd											
Aquatic Features, Inc. 6611 Burnet Lane Austin, TX 78757		Service Dates											
		13th, 24th	1st, 22nd	10th, 24th	8th, 22nd	13th, 24th	9th, 23rd	7th, 21st	11th, 25th	Oct	Nov	Dec	
		40 Gal	40 Gallons	40 Gallons	20 Gallons	10 Gallons	>10 Gallons	>10 Gallons	>10 Gallons				
1) Debris and litter removal		Good	Good	Good	Good	Good	Good	Good	Good				
2) Vegetation condition for water quality		Yes	None	Yes	Yes	Yes	Yes	Yes	Yes				
3) Control of Nuisance Vegetation- Chemical Applications		Yes	None	Yes	Yes	Yes	Yes	Yes	Yes				
Algae		Yes	None	Yes	None	Yes	Yes	Yes	Yes				
Marginal/Shore Plants		None	None	None	Yes	Yes	None	None	None				
Submerged Plants		None	None	None	Yes	None	None	None	None				
Invasives: Mosquito, Willow, Salt Cedar		None	None	None	None	Yes	None	None	None				
4) Vegetation removal or request for removal		None	None	None	None	None	None	None	None				
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good	Good	Good	Good	Good				
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good	Good	Good	Good	Good				
Sedimentation build up		Present	Present	Present	Present	Present	Present	Present	Present				
7) Monitor fountain													
Control panel timers, float, lights, cable, moorings													
8) Mosquito fish		Present	Present	Present	Present	Present	Present	Present	Present				
9) Unusal occurrences and Notes		See Note 1	See Note 1	See Note 1	None	None	None	None	None				

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

**Pond Maintenance Report RR Jacksdaw North**

Aquatic Features, Inc.  
6611 Burnet Lane  
Austin, TX 78757

**Service Dates**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
13th, 24th	10 gallons	15 Gallons	20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons
1st, 22nd	10 gallons	15 Gallons	20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons
8th, 22nd	10 gallons	15 Gallons	20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons
10th, 24th	10 gallons	15 Gallons	20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons
13th, 24th	10 gallons	15 Gallons	20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons
9th, 23rd	10 gallons	15 Gallons	20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons
7th, 21st	10 gallons	15 Gallons	20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons
11th, 25th	10 gallons	15 Gallons	20 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons	10 Gallons

1) Debris and litter removal	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
2) Vegetation condition for water quality	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3) Control of Nuisance Vegetation- Chemical Applications	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Algae	None	None	None	None	None	None	None	None	None	None	None	None
Marginal/Shore Plants	None	None	None	None	None	None	None	None	None	None	None	None
Submerged Plants	None	None	None	None	None	None	None	None	None	None	None	None
Invasives: Mosquito, Willow, Salt Cedar	None	None	None	None	None	None	None	None	None	None	None	None
4) Vegetation removal or request for removal	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
5) Monitor slopes inside, top and outside pond banks	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
6) Monitor Inlet and Outlet and Concrete Ramps Structures	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
Sedimentation build up	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
7) Monitor fountain	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
Control panel timers, float, lights, cable, moorings	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present
8) Mosquito fish	None	None	None	None	None	None	None	None	None	None	None	None
9) Unusal occurrences and Notes	None	None	None	None	None	None	None	None	None	None	None	None

**Pond Maintenance Report - RR Jacksdaw South**

Aquatic Features, Inc.  
6611 Burnet Lane  
Austin, TX 78757


**Service Dates**

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
13th, 24th	1st, 22nd	10th, 24th	8th, 22nd	13th, 24th	9th, 23rd	7th, 21st	11th, 25th				
<10 gallons	<10 gallons	<10 gallons	<10 gallons	<10 gallons	<10 gallons	<10 gallons	<10 gallons				

1) Debris and litter removal	Good	Good	Good	Good	Good	Good	Good				
2) Vegetation condition for water quality	Good	Good	Good	Good	Good	Good	Good				
3) Control of Nuisance Vegetation- Chemical Applications	None	None	None	None	Yes	Yes	Yes				
Algae	None	None	None	None	Yes	Yes	Yes				
Marginal/Shore Plants	None	None	None	None	None	None	None				
Submerged Plants	None	None	None	None	None	None	None				
Invasives: Mosquito, Willow, Salt Cedar	None	None	None	None	Yes	None	None				
4) Vegetation removal or request for removal	None	None	None	None	None	None	None				
5) Monitor slopes inside, top and outside pond banks	Good	Good	Good	Good	Good	Good	Good				
6) Monitor Inlet and Outlet and Concrete Ramps Structures	Good	Good	Good	Good	Good	Good	Good				
Sedimentation build up	Present	Present	Present	Present	Present	Present	Present				
7) Monitor fountain											
Control panel timers, float, lights, cable, moorings											
8) Mosquito fish	Present	Present	Present	Present	Present	Present	Present				
9) Unusal occurrences and Notes	None	None	None	None	None	None	None				

Yes

		RR Windmill												
Pond Maintenance Report														
Aquatic Features, Inc.														
6611 Burnet Lane														
Austin, TX 78757														
Service Dates		13th, 24th	1st, 22nd	10th, 24th	8th, 22nd	13th, 24th	9th, 23rd	7th, 21st	11th, 25th	Oct	Nov	Dec		
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	
1) Debris and litter removal		10 gallons	15 Gallons	40 Gallons	40 Gallons	10 Gallons	<10 gallons	<10 gallons	<10 gallons	<10 gallons	<10 gallons	<10 gallons	<10 gallons	
2) Vegetation condition for water quality		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
3) Control of Nuisance Vegetation - Chemical Applications		Yes	None	None	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Algae		Yes	None	None	None	None	None	None	None	None	None	None	None	
Marginal/Shore Plants		None	None	None	Yes	Yes	Yes	None	None	None	None	None	None	
Submerged Plants		None	None	None	Yes	None	None	None	None	None	None	None	None	
Invasives: Mosquito, Willow, Salt Cedar		None	None	None	None	Yes	Yes	None	None	None	None	None	None	
4) Vegetation removal or request for removal		None	None	None	None	None	None	None	None	None	None	None	None	
5) Monitor slopes inside, top and outside pond banks		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
6) Monitor Inlet and Outlet and Concrete Ramps Structures		Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good	
Sedimentation build up		Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	
7) Monitor fountain														
Control panel timers, float, lights, cable, moorings														
8) Mosquito fish		Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	Present	
9) Unusual occurrences and Notes		None	None	None	None	None	None	None	None	None	None	None	None	

	08/02/2022 Erosion Control Inspection Report				
	INSPECTOR: PHILIP KEYES				
OWNER	ADDRESS	VIOLATION	PIC#	VIOLATION NUMBER	AMOUNT OF FINE
GLENN CHAFFIN	3135 REUNION BLVD	CS	1	1	

**LEGEND**

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

**Fines may be levied per lot, per day**


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

**Inframark CONTACTS:**

Ronja Keyes 281-608-4361





	08/09/2022 Erosion Control Inspection Report				
	INSPECTOR: PHILIP KEYES				
OWNER	ADDRESS	VIOLATION	PIC#	VIOLATION NUMBER	AMOUNT OF FINE
BARBARA BARNES	127 CLEMENT DR	RSF	1	1	

**LEGEND**

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

**Fines may be levied per lot, per day**

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

**Inframark CONTACTS:**  
Ronja Keyes 281-608-4361





BLX Group LLC

2711 N. Haskell Ave., Lockbox 35, Suite 2600 SW  
Dallas, TX 75204  
Ph 214 989 2700 Fx 214 989 2712  
blxgroup.com

August 26, 2022

Reunion Ranch Water Control and Improvement District  
c/o Willatt & Flickinger  
12912 Hill Country Blvd., Suite F-232  
Austin, Texas 78738

Re: \$5,750,000  
Reunion Ranch Water Control and Improvement District  
(A political subdivision of the State of Texas located with Hays County)  
Unlimited Tax Bonds, Series 2017  
Arbitrage Rebate Review Letter  
Computation Period: November 16, 2017 through August 15, 2022

Dear Ladies and Gentlemen:

We have reviewed the closing documents, audited financials, and investment information relating to the above captioned issuance (the "Bonds") and determined that there is no rebate or yield restriction liability due with respect to the Bonds for the period of November 16, 2017 through August 15, 2022, the first installment computation date.

Our review of the closing documents disclosed the following: (1) the yield on the Bonds was determined to be 3.4305%, as set forth in the IRS Form 8038-G; and (2) the proceeds available from the sale of the Bonds totaled \$5,756,340.10. In addition, our review of the investment information disclosed (1) the gross proceeds of the Bonds (Capital Projects Fund and Debt Service Fund) were always invested below the allowable yield of 3.4305%, and (2) less than a minor portion of proceeds in the Capital Projects Fund remained expended at the expiration of the three year temporary period and accordingly were not subject to yield restriction. Therefore, it is sufficient to conclude that the Bonds did not incur a rebate or yield restriction liability through August 15, 2022.

The Debt Service Fund will continue to be monitored for the remaining life of the Bonds. Any future rebate or yield reduction payments, if applicable, would need to be paid no later than 60 days after August 15, 2027, the second installment computation date.

If you should have any questions or require additional information please call me at (214) 989-2701. Thank you for this opportunity to be of service.

Very truly yours,

A handwritten signature in cursive script that reads "Sandra F. Stallings".

Sandra F. Stallings  
Chief Operating Officer / Managing Director

cc: Larry Sobel – Orrick  
42182-5183



# Arbitrage Compliance Summary for Reunion Ranch Water Control & Improvement District



Client #	Matter #	Issue Name	Status	Delivery Date	Last Calculation Date	Bond Yield	Cumulative Rebate Liability	Restriction Liability	Yield Restriction Liability	Next Calculation Date	Next Payment Date	Final Calculation Date
1	42182-5181	Unlimited Tax Bonds, Series 2015	Active	12/17/2015	08/15/2020	3.862700%	\$0.00	\$0.00	\$0.00	08/15/2025	08/15/2025	08/15/2040
2	42182-5182	Unlimited Tax Bonds, Series 2016	Active	12/22/2016	08/15/2021	3.930700%	\$0.00	\$0.00	\$0.00	08/15/2026	08/15/2026	08/15/2041
3	42182-5183	Unlimited Tax Bonds, Series 2017	Active	11/16/2017	08/15/2022	3.430500%	\$0.00	\$0.00	\$0.00	08/15/2027	08/15/2027	08/15/2042
4	42182-5184	Unlimited Tax Bonds, Series 2018	Active	12/20/2018		4.102300%				08/15/2023	08/15/2023	08/15/2043
5	42182-5185	Unlimited Tax Bonds, Series 2019	Active	12/19/2019		2.869200%				08/15/2024	08/15/2024	08/15/2044
6	42182-5489	Unlimited Tax Bonds, Series 2020	Active	12/17/2020		2.515100%				08/15/2025	08/15/2025	08/15/2045