

MINUTES OF REGULAR MEETING
OF
SOUTH BUDA WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

STATE OF TEXAS §
 §
COUNTY OF HAYS §

A regular meeting of the Board of Directors of South Buda WCID No. 1 was held at 12:00 noon on February 17, 2021 by remote access only in accordance with the March 16, 2020 Order by Governor Abbott temporarily suspending certain requirements of the Texas Open Meetings Act to advance the goal of limiting face-to-face meetings to slow the spread of COVID-19. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act and as modified by the Governor's Order.

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:

Marvin B. Morgan - President
Sean Denton - President
Dante Angelini – Secretary
Jeff Barton – Assistant Secretary
John Fowler – Assistant Secretary

thus constituting a quorum. All Directors were present.

Also, present at the meeting were Bill Flickinger and Jeniffer Concienne with Willatt & Flickinger, PLLC, David Gray and Herb Edmonson with Gray Engineering, Inc., David Berrier with Berrier & Company, P.C. and Grant Gist with The Meadows at Buda.

3. PUBLIC COMMENTS

No public comments were made.

4. MINUTES OF PRIOR MEETINGS

President Marvin Morgan entertained a motion for approval of the Minutes. Motion was made by Sean Denton and seconded by Jeff Barton to approve the January 20, 2021 meeting Minutes as presented. The motion carried unanimously.

5. DEVELOPER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICE 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

Grant Gist reported Gehan Homes dropped the 9-acre commercial contract. They reported they might come back at a later time.

6. BOOKKEEPER'S REPORT ON THE FINANCIAL AFFAIRS OF THE DISTRICT, INCLUDING AUTHORIZATION OF PAYMENT OF INVOICES AND TRANSFER OF FUNDS

President Marvin Morgan advised that David Berrier could not connect to the meeting due to the winter storm.

President Marvin Morgan discussed the financials with the Board. Sean Denton asked about the Monarch billing. President Morgan advised that all is squared away.

There was discussion of the Badger dashboard. President Morgan advised that the master meters and other meters are now visible.

After discussion of the financials, President Morgan entertained a motion. Motion was made by Jeff Barton and seconded by Sean Denton to approve the financials as presented. The motion carried unanimously.

Motion was then made by Sean Denton and seconded by Jeff Barton to approve the invoices, per diems, fund transfers as submitted. The motion carried unanimously.

7. ENGINEER'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 AND PAST, PRESENT AND FUTURE BOND ISSUES

Engineer David Gray discussed his report as included in the agenda package.

Sunscapes and Crossroads met in the District to go over all the landscaping within the District.

Jeff Barton wanted to go on record to advise the Board that his company has been hired to work with the City of Buda on its next bond package. Mr. Barton does not believe it will interfere with his work with the District, but wanted to mention it to the Board.

8. THE DISTRICT'S PHASE 2 LIFT STATION AND FORCE MAIN

Engineer David Gray advised that lift station/force main project is all wrapped up.

9. REQUESTS FOR "PASS-THRU" WASTEWATER SERVICE FROM OUT-OF-DISTRICT CUSTOMERS

This item was not discussed.

10. RESOLUTION REQUESTING APPROVAL OF USE OF SURPLUS BOND PROCEEDS TO REIMBURSE THE DISTRICT FOR FUNDS PREVIOUSLY EXPENDED FOR CONSTRUCTION OF FACILITIES

Engineer David Gray discussed the surplus bond application with the TCEQ. Once the application is filed, it should be out of the TCEQ in approximately 60 days. The District desires to use those surplus funds to reimburse its operating fund for expenditures previously made by the District for construction of facilities. There is \$241,930 available in surplus funds. After discussion, motion was made by Sean Denton and seconded by Dante Angelini to approve the Resolution Requesting Approval of Use of Surplus Bond Proceeds to Reimburse the District for Funds Previously Expended for Construction of Facilities as presented. The motion carried unanimously.

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

This item was not discussed.

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

This item was not discussed.

13. MANAGER'S REPORT ON WATER AND WASTEWATER SERVICE WITHIN THE DISTRICT, INCLUDING NUMBER OF CONNECTIONS, DELINQUENT ACCOUNTS AND MATTERS PERTAINING TO THE AGREEMENT FOR WATER SERVICE WITH MONARCH UTILITIES I, L.P. AND THE AGREEMENT FOR WASTEWATER SERVICE IN THE CONSENT AND DEVELOPMENT AGREEMENT WITH THE CITY OF BUDA; DISTRICT'S BILLING CYCLE AND EXCHANGE OF METER READINGS WITH MONARCH; SYSTEM MAINTENANCE REPAIRS, UPGRADES TO FACILITIES, MAINTENANCE OF PONDS AND RELATED PROPOSALS; METERS BURIED AT GEHAN TOWNHOME SITE

President Marvin Morgan advised that Andrew Hunt could not connect to the meeting due to all the activity from the winter storm.

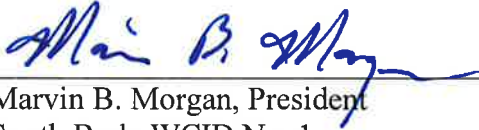
President Morgan reported that the District is currently under a Boil Water Notice.

This reporting period showed a water gain of 11%. President Morgan believes the water accountability will be back on track within a month.


Monarch is now using the reads from the dashboard for the water bills. President Morgan stated that Crossroads has a good handle on the reads and is pleased with their work.

18. ADJOURN

President Marvin Morgan adjourned the meeting.


Marvin B. Morgan, President
South Buda WCID No. 1

ATTEST:


Dante Angelini, Secretary
South Buda WCID No. 1

[SEAL]