

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 May 19, 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 Morgan - President  
Sean Denton – Vice 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, Matt McPhail 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, Lisa Torres with Crossroads Utility Services, LLC, Melanie Hronek with Gehan Homes and resident Patrick Moore.

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 Jeff Barton and seconded by John Fowler to approve the April 21, 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

- a. Status of Robert S. Light Boulevard culvert clean up

Melanie Hronek reported on the Gehan townhome project. Forty units have been started in Phase 2. There are only 58 units left for sale. The City of Buda has approved the commencement of the amenity center. The amenity center will include a pool, dog park and playground.

Engineer David Gray provided the developer's report for Grant Gist. As stated last month, Ms. Gist had surgery on his jaw and cannot speak at this time.

Mr. Gray discussed the status of the culvert clean-up on Robert S. Light Boulevard. There has been an exchange of correspondence between the parties but no action.

There is still talk with the potential developer for the 5-acre tract near the apartments.

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

Bookkeeper David Berrier discussed the financials with the Board.

President Marvin Morgan reported that he sent an email to Monarch Utilities advising them that they have not sent an invoice to the District since February and have \$135,000 in District checks that have not been cashed.

President Morgan inquired about the lockbox balance. There appears to be at least four months' worth of revenue. President Morgan noted that those funds need to be transferred.

After discussion of the financials, President Morgan entertained a motion. Motion was made by Sean Denton and seconded by Jeff Barton to approve the financials, invoices, per diems and fund transfer. 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

- a. Proposals for fencing around pond area

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

Mr. Gray reported that work has started on the Marlstone Retail Center (3 Star Subdivision) near Stonefield. Goforth WSC will provide water to this development.

Mr. Gray and Engineer Herb Edmonson discussed the Stonefield pond fencing proposals. Three proposals were received. After discussion, President Marvin Morgan entertained a motion. Motion was made by Sean Denton and seconded by John Fowler to approve the G Tex S fencing proposal for the Stonefield pond in the amount of \$22,590.00 as presented. The motion carried unanimously.

8. RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR APPROVAL OF ENGINEERING PROJECT AND SOUTH BUDA WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 BOND ISSUE

Engineer David Gray advised that he is pulling the bond application for further review. Grant Gist has submitted additional items for reimbursement. Mr. Gray will bring the application back to the June board meeting.

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

This item was not discussed.

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

This item was not discussed.

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

This item was not discussed.

12. 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

Manager Lisa Torres discussed the Manager's Report with the Board.

The District has 713 connections.

Ms. Torres reported the District had a 14.11% water loss.

Ms. Torres stated that signs for all the ponds are being installed this week. New gate chains and locks have been added to all the ponds. More debris was found at the Stonefield pond. The debris has been removed.

There was a power outage with Beacon on May 7-9<sup>th</sup>. All the data was expected to be processed and available by the end of the day on May 10<sup>th</sup>.

The landscaping at the Stonefield entrance was cleaned up and removed due to the winter storm.

There was discussion of a sewer billing error in the Crossroads invoice. Ms. Torres explained the call was actually a water leak and not sewer. The Crossroads invoice will be pulled for further investigation and the billing will be corrected. Sean Denton asked about the District's responsibility for the wastewater lines. Attorney Bill Flickinger advised that the City of Buda provides retail service to the District. The City operates the system and the District will convey the wastewater lines to the City.

### 13. LEGISLATIVE UPDATE

Attorney Bill Flickinger advised that the legislative session is coming to an end in June. The legislative update will be provided at the June board meeting.

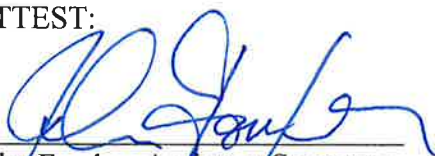
### 14. ADJOURN

President Marvin Morgan adjourned the meeting.



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

ATTEST:



John Fowler, Assistant Secretary  
South Buda WCID No. 1

[SEAL]