

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §
COUNTY OF HAYS §
HAYS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of Hays County Water Control and Improvement District No. 1 (sometimes referred to herein as the “District”) met in regular session, which included a monthly workshop session and regular meeting, all open to the public, at Belterra Centre, 151 Trinity Hills Drive, Austin, Texas, the District’s office within the District, on June 10, 2021, and the roll was called of the members of the Board of Directors, (herein referred to as the “Board”) to-wit:

Douglas L. Botts	President
Paul Kelly	Vice President
Daniel B. Robison	Secretary
Bill Dally	Treasurer/Asst. Secretary
Rick Lucas	Assistant Secretary

WORKSHOP SESSION 4:00 P.M.:

All members of the Board participated in the meeting and were present at the commencement of the workshop session. Also present at the workshop were Matt Kutac of the law offices of Matthew B. Kutac, PLLC, Kristi Hester, the District’s general management and operations contractor, Vicki Hahn, paralegal with Winstead PC, Lauren Barzilla with CMA Engineering, Inc., the District’s engineers, and Josh Fort, with WLE, the District’s landscape service provider. In addition Allen Douthitt of Bott & Douthitt, the District’s bookkeeper, attended the meeting by telephone.

The purpose of the workshop session was to review details pertaining to the consent items and agenda items on the posted Agenda for said meeting, hear updates on committee reports, review of the monthly General Manager’s Report, which report includes: (i) operations updates and a summary of activities since the last regular Board meeting and recommended action items for the regular meeting, and (ii) review of the current Accounting Report. During the workshop session, no formal action was taken, but the following matters were discussed in detail:

Before Ms. Hester began her report, it was mentioned that the annual AWBD Conference and the Case Conference are coming up. A short discussion ensued giving details (i.e., date and location) of the conferences.

1. Management and Operations Reports: Ms. Hester was asked to review Inframark's General Manager's Report ("GM Report"). Ms. Hester reviewed and updated the Board with respect to operational matters concerning the District's wastewater treatment plant ("WWTP") and 210 Re-Use Irrigation System. The following is a Summary of activities which Ms. Hester reviewed with the Board:

I. Wastewater Treatment Plant

- a) All facilities are in compliance for the Month of May;
- b) Daily average flows are 368,000 gallons a day, 74% capacity;
- c) Cleaned pre-aeration basin;
- d) All basins have been cleaned. July schedule to pull and inspect membrane filters;
- e) Replaced flow meter on polymer pump system; and
- f) MBR Spare blower repaired back in line.

II. Re-Use Water System - Drip System: Drip field inspection underway.

III. Distribution System – Billing

- a) Delay in meters and endpoints due to a chip shortage. Estimated ship date July 13, 2021;
- b) Annual meter calibration on interconnect meters completed;
- c) Submitting customer insurance claim for hydrant damage on Belterra Drive near Nutty Brown Road; and
- d) District installed master meters and found the solar panels need to be larger to utilize the auto reads.

IV. Collection System

- a) Repaired leak on pump 1 discharge line at Lift Station 3 Drury;
- b) Cleaned wet well at lift stations 1 and 2; and
- c) Cleaned all check valves at lift station at Holly Court. The bolts will need to be replaced.

V. Drainage/Ponds

- a) Repaired several broken irrigation heads at Palisade;
- b) Pump at Aspen pond needs repair;
- c) Cleared out overflow pipe at 6B pond;
- d) Fountain motor is out - waiting on parts;
- e) East Commercial pond waiting on new transducer (CC Carlton);
- f) Repaired/ Replaced irrigation heads behind 130 Abbott;
- g) Repaired wye strainer on pond at Abbey;
- h) Several ponds are on the schedule to be cleaned when the weather allows;
- i) Cleared inlet clogged by sediment build up; and
- j) Repaired rain sensor at Trinity.

- VI. Parks – Trails:** Several pavilion reservations coming in.
- VII. Construction:** Completed all items on punch list for apartments.
- VIII. Customer Care Committee:** Meeting scheduled for June 8th to discuss TDS, Security, Touchstone and the Newsletter. A report will be provided at the Board Meeting.
- IX. Infrastructure Committee:** Met to review asset plan and 210 irrigation plans.
- X. Facility Committee:** Working on: upgrade to the security camera system, building acoustics, lighting and the sign.
- XI. Other:**
- a) Received estimate of \$22,242.00 for ADA Curb install at Nutty Brown and Trinity. Inframark will obtain a second estimate; and
 - b) Damaged stone wall by Drury.

In connection with VIII above, Director Botts noted that the Joint Customer Care Committee meeting occurred on Tuesday. They did not make any decisions with respect to TDS. The Committee met with the constable regarding the patrol hours and made it clear that they would prefer some variance to the nine to noon patrol timeframe. The Committee also requested staggered hours, more focus on the school and greater emphasis on reducing speeding in the neighborhood. It was also noted that the patrols will be set up by the time school starts on August 16th.

With respect to the Committee's discussion of Touchstone and Facebook items, Director Botts mentioned his position that posting important/emergency messages to the residents on Facebook is failing to adequately reach residents due to an algorithm on Facebook that moves announcements to the bottom of the list if no one "likes" them. In order to move the post back to the top where more residents will see the post, it requires a comment with at least 16 words. Director Botts does not think this is a reliable way to get emergency information out to the residents of the District. Director Botts then mentioned that The Emergency Network Response System ("TENS") is much more reliable because even if the power fails, TENS messages still go out. Ms. Hester mentioned that she thought Touchstone did a good job during the winter storm. Director Lucas questioned whether the reach to the residents was worth the expense for Touchstone. Director Botts responded that he did not feel that the services provided under the Touchstone contract were worth the expense. It was noted by the Board that Touchstone needs to be more engaged and post more frequently. A discussion on how best to reach the residents ensued. Ms. Hester mentioned that Touchstone monitors the Belterra Neighbors on a daily basis and asks Ms. Hester how to respond to the posts. No action was taken by the Board regarding Facebook or Touchstone.

With respect to XI(a), Ms. Hester moved on to discuss the estimate she received for approximately \$22,000 to install the curb cuts that were discussed at the last Board Meeting. Considering this was over the amount of money that the Board approved for the project, Ms. Hester noted that she is going to obtain other estimates.

With respect to XI(b), the Board reviewed a picture of damage to the stone wall at Drury. Mr. Kutac informed the Board that the District does not maintain this stone wall.

Ms. Hester mentioned that water usage is up even though it has rained. She also discussed delinquent notices and that the base deposit paid for water by renters is \$250. If their service is disconnected, then they have to pay another \$100.

The Board discussed that the pond at the corner of Belterra Drive and Trinity Hills seems to have more algae than usual. Ms. Hester confirmed that those conditions should improve as soon as the new fountain pump is installed. She also noted that Scott Edwin, the vendor who handles the ponds suggested that an aerator could be installed for the pond.

With respect to I, Director Botts brought up inspection of the membranes and questioned if Kubota will be there. Ms. Hester confirmed that Kubota would be there for the inspection. Director Botts also questioned if the warranty on the membranes have been impacted due to the wear and tear from the EQ Basin being down.

2. Financial Report: The Board called on Allen Douthitt of Bott & Douthitt to present the Accounting Report dated May 13, 2021. The following is a summary based on his report.

- a) There are five action items for the Board: (i) Approval of the director and vendor payments; (ii) approval of transfer of \$50,000 from BancorpSouth Operating Account (Old) to BancorpSouth Operating Account (New); (iii) \$13,900 transfer from BancorpSouth Operating Account (New) to BancorpSouth Manager's Account (New); (iv) \$9,475.75 from TexPool Operating Account to TexPool SPA Account;
- b) The month of April was ahead of plan by \$38,000 (\$16,000 favorable revenues and \$22,000 in favorable expenditures); Year-to-date the District is behind plan by \$128,000.
- c) April charges to the Joint Maintenance CAP were \$27,000. Actual charges are \$298,000 more than the monthly billings to date.
- d) April charges to the General Maintenance CAP were \$284. Actual charges are \$65,000 less than the monthly billings to date.
- e) Year-to-date the District has a collection rate of 98.08% on property taxes.

Mr. Douthitt mentioned that the old Bancorp South Operating Account needs to stay open because \$33,000 in water bill receipts are going to the old account. Residents were using the old deposit books but this issue has, hopefully, been resolved.

3. Committee Reports, Recommendations and Assignments:

a) Finance Committee: It was noted that the Finance Committee met with Allen Douthitt to discuss the tax rates and that Mr. Douthitt is recommending a measured approach.

b) Infrastructure Committee: Nothing to add other than what was discussed earlier during Ms. Hester's presentation.

c) Customer Care Committee: The Joint Customer Care Committee meeting topics were discussed earlier in the Workshop.

d) Facilities Committee: No report.

Upon motion by Director Lucas, seconded by Director Botts and unanimously carried, the Board adjourned at 4:49 p.m. and agreed to re-convene at 5:00 for the regular Board Meeting.

REGULAR MEETING - 5:00 P.M.:

The Board convened the regular meeting at 5:00 PM. All members of the Board remained present for the regular meeting, and all consultants present for the workshop remained present for the meeting, with Mr. Fort departing after his report. All directors present when votes were taken voted on all matters unless an abstention is set out in any such item.

4. Public Comment: Matt Kutac reviewed the following rules for public comment; (i) comments are limited to 3 minutes per person; and (ii) the Board cannot dialog or take any actions during public comment and is limited to statements of fact, recitation of current policy, clarifying questions and requesting that items be added to a future Agenda. Mr. Kutac called for public comment.

Ms. Julie Windemire, a resident in Belterra appeared in person and was recognized to speak. Ms. Windemire is concerned about the electronic sign that is being considered by the District and wanted to voice her opposition to an electronic sign. She feels that it is a waste of money.

No other person spoke publicly so the Public Comment session was closed and the Board proceeded to the next item of business.

5. Consent Items:

a) Minutes: The Board of Directors reviewed the Minutes from the May 13, 2021 Regular Meeting.

b) Accounting Report: The June 10, 2021 Accounting Report and related disbursements, including the Monthly Financials, Cash Activity Report, Cash/Investment Activity Report, Monthly Tax Collection Report, Budget Comparison, Check Register and wires, Bond Reporting and Budgets and other financial reporting.

Upon a motion by Director Robison, seconded by Director Dally and unanimously carried, the Minutes from the May 13, 2021 and the June 10, 2021 Accounting Report and related disbursements were approved.

6. Reports: If necessary, review and discuss reports not completed during the Board Workshop Session. It was noted that all reports were completed during the Workshop Session.

7. Engineering and Development Items: Lauren Barzilla of CMA presented the **General Engineering Report** as follows:

I. **Potential action items for the meeting:** None.

II. **Commercial Tract Development:**

- a) The grease trap plans that have been approved to date are: Sky Cinema, Stiles Switch BBQ, Pieous Pizza, Torchy's Tacos, Jersey Mike 's, Dunkin Donuts, The League/Fork & Spoon, Simply Pho, Backspin, and Hotel.
- b) The site plans that have been approved to date are Hat Creek, Chase Bank, Chick-fil-A, Building Y, IHOP, Belterra Multifamily, Pad S, Hotel, Pad X
- c) Plans currently under review - Lot 3G-I Site Plan;
- d) There are no grease traps currently under review; and
- e) Water LUE determination review - Pad X.

III. **Belterra Village Multifamily:** Construction is complete.

IV. **Pad X:** All public utilities are in place, the wastewater line and manholes need to be tested before final completion.

V. **Lot 3G-I:** The Site plan has been submitted and is currently under review.

VI. **Commercial Warranty Items:**

- a) East Pond updates; and
- b) Temporary Stabilization Updates.

VII. **Commercial Water Usage Tracking:** the Commercial Water Usage Summary is available for the Board to review.

With respect to Item III (Belterra Village Multifamily) above, Ms. Barzilla noted that this project is complete.

With respect to the East Pond, Ms. Barzilla reached out to CC Carlton. She has not heard back from them but she will stay on top of it.

Ms. Barzilla mentioned that WLE will be placing heavy mulch at the St. David's site for erosion control purposes.

Concerns regarding commercial water usage were discussed. Mr. Kutac explained that the District has allocated 201 LUES to with the commercial development and if the usage remains under that amount, then the District will remain in compliance with its existing water supply agreements without further action. If the amount of usage exceeds 201 LUEs, then the Board will need to address the causes and seek to enforce its contract remedies. It was confirmed that an LUE is 450 gallons per day, and currently, the commercial area is only using about half of the water allocated to them. Mr. Kutac recommended that if the commercial area starts using more water and the District is bumping up against the limit, then the District should look at its options for reducing usage. The issue of The Views occupancy was discussed and it was noted that it is hard to tell how much water they will use because there are 1, 2 and 3

bedroom at The Views, and the District does not know how many of each is rented. Consequently, the current usage data does not provide a good estimate of what the usage may be when all units are leased. Director Botts asked if The Cottages/MI Homes are included in the 200 LUE that the District allocated to the commercial. Mr. Kutac confirmed that The Cottages are not included in the 200 LUES. Ms. Barzilla mentioned that she took The Cottages into account when she was reviewing the amount of water required by The Cottages. She also noted that The Cottages use less irrigation due to their smaller yards. Director Lucas requested a rough estimate of occupancy at The Views. Ms. Barzilla and Ms. Hester stated that they will attempt to gather information concerning the occupancy of The Views.

With respect to Item VI (Commercial Warranty Items) above, Ms. Barzilla met Director Robison at the East Pond. The East Pond is still having controller issues. CC Carlton is having trouble getting in touch with the contractor (Site One) but hopes to get the controller issues fixed so this item can be closed. Director Lucas brought up the issue of the algae at the East Pond. Ms. Barzilla stated that she believes that once the pond is running as designed, the algae will go away.

Ms. Barzilla then moved on to the **WWTP and 210 Reuse Irrigation Engineering Report** as follows:

- I. **Potential action items for the meeting:**
 - a) Final Completion for Drum Screen Replacement Project;
 - b) Approval of Drum Screen Replacement Pay Application No. 8 - Final for \$84,019.90; and
 - c) Recommendation of Award for Belterra EQ Tank Blower Replacement Project.
- II. **Drum Screen Replacement:**
 - a) Construction Updates can be found on the Google Drive;
 - b) Recommend final completion; and
 - c) Recommend approval of Pay Application No. 8 for \$84,019.90.
- III. **EQ Tank Blower Replacement:**
 - a) Design Updates can be found on the Google Drive;
 - b) Recommend award of bid.
- IV. **Belterra Wastewater Treatment Plant Weir Overflow:** Design Updates can be found on the google drive in the PDF called Ongoing Projects at the WWTP.
- V. **Wastewater Summary:**
 - a) Average Daily Wastewater Usage (April 2021) = 342,000 gpd
 - b) 75% of Permitted Capacity= 375,000 gpd
 - c) Number of consecutive months over 75% - 0
 - d) 90% of Permitted Capacity= 450,000 gpd
 - e) Number of consecutive months over 90% - 0

Director Botts voiced his concern that maintenance and repair items are brought to the Board's attention piecemeal and that the Board does not have a complete picture of what is needed to complete outstanding projects. He expressed his desire to get a complete list of every

ongoing and upcoming project needed at the WWTP. He would like a complete overview of what needs to be done including what materials need to be ordered, when the materials are expected, if there is a delay, what is the reason for the delay, who is doing the work and when it will be completed. Ms. Hester mentioned that her monthly report under the CAP section gives the budget for each project and details what has been invoiced for each project. Director Kelly mentioned that it might be wording and used the example “design updates.” He asked what is included in “design updates.” Ms. Hester recommends that the Board have a meeting at the WWTP so that they can see the status of the projects for themselves. Director Botts again expressed his concern that it appears to him that at every Board meeting there is an unexpected expense and/or repair that will cost a significant amount. He wants to be aware of what is happening at the WWTP and what could be an upcoming problem that should be dealt with before it gets out of control. Director Botts mentioned that he still has not received the After Action Report that Todd Burrer of Inframark promised him so he is concerned that the District won’t be prepared for emergencies. He wondered whether the District will have enough diesel/propane, or enough parts, etc. Mr. Kutac stated that he believes a report which includes bids, budget, invoiced to date, current status of the project, estimated completion dates and date completed for each project would be beneficial to the Directors. Ms. Barzilla of CMA confirmed that she will prepare a report for October 2020 to October 2021 for the WWTP.

Action Items:

Upon motion by Director Dally, seconded by Director Robison, and unanimously carried, the Board approved and accepted the final completion letter for the Drum Screen Replacement Project.

Ms. Hester at this point mentioned that she spoke to the WWTP operator about the water pressure and explained that the issue is due to Inframark installing the PRV at the top of the split when it should have been installed at the bottom. Director Botts stated that this directly relates to his problem. He asked why CMA and Inframark are saying that the project is complete when there is still work that is required. He re-iterated again that the project needs to be 100% complete before they tell the Board that the project is complete. Ms. Barzilla explained that the PRV was not part of Excel’s Work Order and that Excel completed their Work Order which is why she is recommending that Pay Application No. 8 be approved. Director Botts stated that he is ok with approving the completion as long as CMA and Inframark don’t come in six months with another issue related to the PRV being installed on top of instead of on bottom of the split.

Upon motion by Director Botts, seconded by Director Dally and unanimously carried, the Board approved Pay Application No. 8 for \$84,019.90.

The topic then moved to the blowers which may help some with the smell at the WWTP. It was mentioned that the smell is being made worse by the grease traps. Ms. Hester stated that Inframark had purchased pipes and blowers to correct the problem but needed the labor to complete the project. Inframark originally estimated that labor to complete should be approximately \$80,000. However, Excel’s bid for the labor to install the parts came in at \$184,000 which is more than double what Inframark estimated. A discussion ensued regarding the requirement to publish a request for bids and that for a project at this cost point, public bidding would be required. Director Botts stated that Inframark has the capability to do this work. Ms. Hester confirmed that Inframark has the ability but they would not be able to get to the project for a while. Director Kelly noted that many of his neighbors are complaining about

the smell so if a request for bids has to be published and then the bids brought before the Board for approval, the problem could continue into 2022 which is not acceptable. He also mentioned that some of his neighbors have mentioned legal action. He stated that the Board doesn't even know if the blowers are going to solve the problem. The Board discussed that storm issues, etc. could possibly be causing the high bid by Excel. Ms. Barzilla then noted that it takes 8 weeks for the controllers to come in. It was mentioned that the 8 weeks estimate was quite a while ago and due to the storm and nationwide chip shortages, the controllers could take longer than 8 weeks to come in. It was noted that Excel's estimate showed a cost for the controllers of \$80,000 which were originally estimated by CMA and Inframark at approximately \$21,200. Ms. Hester suggested that a short term solution to the problem would be to clean the clarifiers because there is heavy grease built up from the grease traps. She recommends pumping down to approximately 5,000 feet would help the smell temporarily. Ms. Hester then mentioned that she might be able to get a controller and then the District could just bid the labor and not have to worry about waiting for the controller to come in.

Upon motion by Director Botts, seconded by Director Kelly and unanimously carried, the Board authorized public bidding of the blowers.

Josh Fort of WLE was recognized by the Board to give his report. Mr. Fort reported the following:

- (a) The Lantana has been planted. Due to the sourcing issues, the Lantana color is yellow;
- (b) Next week WLE is completing the remainder of the clean-up of the tree limbs from the storm;
- (c) He has a proposal to remove dead trees from the District. The proposal does not include trees damaged by the storm, just dead trees. The proposal includes stump grinding. Hays County No. 1's share of the proposal would be \$27,852.73 and Hays County No. 2's share of the proposal would be \$39,525.00. Director Kelly asked if the trees presented a safety issue. Mr. Fort confirmed that they did. He also informed the Board that he would like to have this work completed before the next Board Meeting.
- (d) He has a proposal for the Belterra Entrance for \$10,274.57 to replace dead plants that are permanent plants, not like the Lantana that is replaced for color. The Board referred this proposal to the Parks Committee for review. They will bring their recommendation to the Board at the next Board meeting.
- (e) There is a 4" line at the corner of the Palisades that is broken and the irrigation in that area is shut off until it can be fixed. If the District doesn't fix it, the area around it will turn brown. It was noted by Ms. Hester that the proposal is approximately \$5,000 which is over her approval authority so the Board needs to approve the repair.

Action Items:

- (a) Upon motion by Director Lucas seconded by Director Botts and unanimously carried, the Board voted to approval WLE's proposal to remove the dead trees from the District.
- (b) Upon motion by Director Botts, seconded by Director Kelly and unanimously carried, the Board approved repairing the irrigation system.

8. Financial Items:

(a) Administrative Booking Items: No action items at this time;

(b) Collection of Delinquent Accounts: Mr. Kutac stated that the commercial accounts are looking good and approximately 85% to 90% of the delinquent amounts were collected. He noted that there are still two commercial accounts which have not paid their delinquent amounts and that they would likely be difficult to collect;

(c) Tax Exemptions: Director Dally stated that the Finance Committee had met with Mr. Douthitt and Ms. Lane to discuss the tax exemptions. The Finance Committee would like to recommend:

(i) Over 65 Exemption: An increase for the over 65 exemption, which has not changed in approximately 5 years, from \$10,000 to \$20,000. He mentioned that the average home in the District is \$450,000 so \$10,000 is approximately a 2.2% tax break for the resident. If the District increases the exemption to \$20,000, it is approximately a 4.4% tax break for the homeowner. The increase would represent a \$13,000 income loss to the District per Ms. Lane; and

(ii) Homestead Exemption: An increase for the Homestead Exemption from 5% to 7% which would represent a \$51,000 loss to the District. For a \$450,000 home it would represent a savings of approximately \$77.47 to the homeowner.

The total cost to the District for the Over 65 Exemption and the Homestead Exemption would be approximately \$64,000. Director Dally mentioned that Ms. Lane put the numbers together and Mr. Douthitt ran through a five year budget, but he believes that the District is financially sound.

Director Kelly questioned whether the District is looking at reducing the tax rate. Rick Lucas responded that he would like to initially focus on the tax burden of the residents, many of whom have owned property in the District for several years. In the long term, he would like to lower the tax rate but right now, he would prefer to focus on exemptions. Director Kelly does not think that the residents of the District know or understand the Homestead Exemption and would like to ensure that the District educates the residents to show them how this is beneficial to them. Director Botts suggested increase an in the Homestead exemption to 8% instead of 7%. Director Lucas responded that the Finance Committee would like some flexibility to make adjustments to the tax rate, but they don't want to go too high and then have to backtrack. He also stated that they may recommend, at some point, dropping the tax rate by one cent but the point is that he would suggest ensuring adequate funds in the capital reserve. The Board determined that they would table this discussion and call a special Meeting to vote on the tax exemptions on June 17, 2021 at 9:00 a.m. Upon motion by Director Botts, seconded by Director Kelly and unanimously carried, the Board scheduled the special Board Meeting to discuss and take action on the recommended tax exemptions.

The record shall reflect that Director Lucas had to leave the meeting after this item and therefore did not vote on any further matters that came before the Board.

9. Management and Operations Items:

(a) Emergency Response Plan and After Action Plan was discussed earlier in the meeting and Ms. Hester confirmed that Inframark is still working on the Plans;

(b) Proposed expenditure of \$21,751 to clean the pond behind Abbott.

(c) Proposed expenditure of \$7,000 for motor replacement for the water fountain pond;

(d) The Board discussed the look of the proposed Belterra Centre sign and reiterated that the sign is not a gaudy neon sign. The Board described the proposed sign as having a rock pedestal which would match the Belterra Centre pedestal. In the center of the pedestal would be the sign. When not in use, the pedestal has a hinged door that would cover the entire sign. The sign would not be visible at all when not in use. Ms. Hester stated that she would have drawings of the proposed sign at the next Board meeting;

(e) Authorization of recommended expenditures and actions related to improvement, repair, maintenance, operation and use of District facilities and property, and such routine management and operational matters as are recommended for action:

(i) Upon motion by Director Kelly, seconded by Director Dally and unanimously carried, the Board authorized the expenditure of \$21,751 to clean the pond behind Abbott.

(ii) Upon motion by Director Botts, seconded by Director Kelly and unanimously carried, the Board approved the expenditure of \$7,000 (CAP Expenditure) to replace the motor in the water fountain pond.

(iii) Upon motion by Director Botts, seconded by Director Dally and unanimously carried, the Board approved the \$5,445 (CAP Expenditure) to clean the WWTP clarifier as recommended by Inframark to attempt to get rid of the smell at the WWTP and authorized Inframark to keep cleaning the clarifiers as needed until the blowers are installed.

(iv) Upon motion by Director Botts, seconded by Director Kelly and unanimously carried, the Board authorized Inframark to purchase and install a new sludge pump on Hamilton for \$7,592 (Capital Expenditure).

(v) Upon motion by Director Botts, seconded by Director Robison and unanimously carried, the Board approved Virginia Flores' request on behalf of Hays County Government Center Elections/Voter Registration to use the Belterra Centre as a polling location on Election Day (November 2, 2021) only.

(vi) Upon motion by Director Botts, seconded by Director Robison with Director Kelly abstaining, the Board authorized the solicitation of bids for the proposed sign.

(vii) Upon motion by Director Botts, seconded by Director Robison and unanimously carried, the Board approved the General Manager's Report.

10. Rules, Policies, Agreements and Compliance Requirements:

(a) Director Botts mentioned that as part of the Landscaping and Irrigation RFP which is due on June 25th, he is planning to do a drive through with perspective bidders. He will not give any suggestions, he will just drive through with them.

(b) No updates with respect to potential alternatives for management of District operations and administration;

(c) Mr. Kutac mentioned that none of the 2021 legislation that was passed would impact the District;

(d) Upon motion by Director Dally, seconded by Director Robison and unanimously carried, the Board approved the Resolution Authorizing Use of Surplus Bond Proceeds from Series 2020 Unlimited Tax Bonds. The balance of the funds are \$349,257.25;

(e) Upon motion by Director Dally, seconded by Director Botts and unanimously carried, the Board approved the Off-Set Agreement between ERG Belterra, Ltd and the District for \$67,642.48;

(f) The Board reviewed the proposed Resolution Adopting the Amended Joint 210 Irrigation System Plan. The Board discussed the mowing responsibilities between the District and Hays County No. 2.

11. Water Supply Agreements: No updates needed.

12. District Calendar and Schedule: Ms. Hester confirmed that she will schedule all necessary committee meetings.

13. Executive Session: No executive session was required.

14. Adjournment: There being no further business to conduct, upon motion by Director Robison, seconded by Director Botts and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED on the 8th day of July, 2021.




Daniel B. Robison, Secretary