

BANDERA RIVER RANCH WATER SUPPLY CORPORATION
161 Broken Spur Cir, Bandera TX 78003
BOARD MEETING

February 12, 2026, 6:00 P.M.

DIRECTORS PRESENT WERE: Vera Mendoza, Steve Sander, Dave Kelley (telephone) and Tom Cook

OTHERS IN ATTENDANCE WERE: Eddie Mejia, Gloria Mejia, Susie Crews, Gary Albrecht, Al Finch and Kathy Finch

There being a quorum present, the meeting was called to order by Board President Vera M. at 6:06 P.M. on February 12, 2026..

MINUTES: Were presented

MOTION: Steve S. moved the minutes for January 8, 2026 be accepted. Dave K. seconded. The motion passed.

PRESIDENT'S REPORT: (Vera M.)

1. Moved \$100k out of mature CD to cover start on new tank
2. Renewed eminent domain status with state of Texas
3. Payment of regulatory assessment fee (RAF) to TCEQ and updated contacts list
4. Signed off on tank quote from Contained Water Systems
5. Annual meeting & election notices mailed out
6. TCEQ letters due 6/22/26 & 9/11/26 are still outstanding
7. Tech services no action taken
8. Updated website
9. Period communications with customers

TREASURER'S REPORT: (Tom C.)

1. Cash flow statement increase in cash \$1,009.48.
2. Profit & Loss Budget vs Actual \$12,528.27 net income (NI) which is \$5,530.38 over our budgeted NI. Our Field Operations cost was only \$20 for the month. So, our repairs were made using parts-on-hand.
3. Balance Sheet shows we still have over \$502k in cash. Yet when we look at our current liabilities we see almost \$128k compared to \$20k last period. This is because we have recognized the commitment to buy the tank and that shows up in our construction in progress account.

MOTION: Steve S. moved to accept the treasurer's report. Dave K. seconded. The motion passed.

OPERATIONS REPORTS: (Steve S.)

Class C Licensed Operator/Field Operations:

Production: (in gallons)	
Lantana	773,672
Riverview	302,724
Oak Bridge	429,683

Perennial	71,600
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1. We have ordered new meters but have not received them yet. We currently need two to install (Settlers and North Star).
2. We had significant repairs on Settlers, North Star and Starburst. We are monitoring a leak at the Perennial plant. When the expected freeze passes we will address that problem.
3. There was a home with a reported leak. The house is unoccupied and has been under construction for several years. So, Jason shut it off at the corporation stop.
4. Performed routine maintenance around the Oak Bridge and Lantana plants.

Office Operations: (Jeff Bolte)

1. We got a P.O. box to try to get our mail straightened out, but we still do not get our mail. The mail continues to be delivered to the HOA.
2. Receivables are looking great. We have more payments coming in next week.
3. Carlos (HOA) insists that we have a contract which says we will pay \$49.99/month for internet services. He hasn't produced the contract.
4. Jeff asked a question about our water losses in December as they seemed very high. Steve S. responded that we had a high amount of leaks in December and that has been contained for the current period.
5. We have a customer who is being charged at rate 6 (one inch meter). We suspect that this may be an incorrect rate for his home. Steve S. will send our operator out to look at the meter to see what size it actually is.

Unfinished Business:

Infrastructure & Property Acquisition (Steve S.)

1. We've requested a new quote from the tank company for a tank which will match our existing tanks.
2. We are currently waiting for the engineering plans for the new tank in order to determine what the concrete requirements will be. We want the tank company to provide plans which will be approved by TCEQ without further problems.
3. We ascertained that we have sufficient cash to fund the immediate needs of this project. Additionally, we have sufficient funds to pay for the concrete and other associated costs.
4. We can now build a 30'x40' metal building with a 20' carport, concrete included for \$38,190. This, of course, does not include interior finish out, electrical, plumbing, etc..

Technology Services (Vera M.)

- Will contact Solgwit Support and Stump's Computer to get our systems protected.

TCEQ Update (Vera M.) – Open items due 6/22/26 and 9/11/26

Board Meeting Moved up (Vera M.) – Thursday March 5, 2026 applications due March 4, 2026. This meeting will include naming of the elections auditor, finalizing the ballot and resolutions regarding unopposed candidates.

Annual Meeting Update (Vera M.) – Saturday April 18, 2026

New Business:

By-laws Committee (Steve S.)

1. Clearly define the duties of the officers.
2. Separate functions which should not be combined
3. Increase the number of board seats to include more members in the management of the corporation.

MOTION: Steve S. made the motion to form a by-laws committee with no less than one board member and at least three total members to review current by-laws and recommend changes to be presented at the April 18th meeting for membership voting. Tom C. seconded. The motion carried.

New ACH Inducement (Tom C.)

Discussion about the benefits of having more customers utilizing ACH. Avoiding problems with the USPS etc.

MOTION: Tom C. made the motion that we offer a one-time \$25 credit to new and existing customers who sign up for a new ACH payment on their water account. Steve S. seconded. The motion passed.

Membership Comments:

Gloria Mejia has joined the HOA Recreation and Greeting committees. She is going to put together a package of information about the local area (businesses and such) and invited the water board to create a welcome package of their own to help new neighbors understand our locally owned water company etc. Vera M. said that we would be happy to do that.

Eddie Mejia is the new HOA VP, he is going to make certain that the HOA is properly linked to BRRWSC. He also asked for more information of the property at 177 Canyon which has been under construction for an extended period. **Mr. Mejia** also asked about relining the system pipes. Steve S. explained that this is only in the exploratory phase. It has not begun. **Mr. Mejia** asked about access to our computer systems. Vera M. responded that we don't allow remote access to our system. **Mr. Mejia** asked about how we flush cul de sacs. Steve S. responded that we use TCEQ guidelines as to how we do water testing and system flushing. Steve went on to ask for customer reporting of any quality questions such as high chlorine levels or other concerns so our Class C operator can be dispatched to address them.

Kathy Finch asked about the rate step increases. Tom C. explained that the first increase takes place after 2,000 gallons of use, and that the rate for the first 2,000 gallons is \$5 per thousand. So, the first 2,000 gallons of use would cost \$10. Vera M. asked if they were on Call Multiplier and added them.

Executive Session:

There was no executive session.

MOTION:

Tom C. moved to adjourn. Steve S. seconded. Unanimous agreement to adjourn at 7:47 P.M.. The next regular board meeting will be held on Thursday, March 5, 2026 at 6:00 P.M.

BRRWSC President,

Vera Mendoza_____

BRRWSC Treasurer/Secretary,

Martin (Tom) Cook_____