

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

March 5, 2026 , 6:00 P.M.

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

OTHERS IN ATTENDANCE WERE: Eddie Mejia, Nancy Butler and Joan Hutchinson

There being a quorum present, the meeting was called to order by Board President Vera M. at 6:06 P.M., March 5, 2026.

MINUTES: The minutes were read by the board members.

MOTION: Steve S. moved the minutes be accepted. Dave K. seconded. The motion passed.

PRESIDENT'S REPORT: (Vera M.)

1. Board meeting
2. Staff meeting
3. 2/26/26 Contacted Jodi Williams RE: IT consulting
4. By-laws committee
5. Spoke with Bluehost RE website security
6. TCEQ issues due 6/22/26 and 9/11/26
7. Updated customer communications

TREASURER'S REPORT: (Tom C.)

1. Statement of Cash Flows show that our cash position improved by \$13,248.76 during the month ending February 28th.
2. The Profit and Loss Budget vs Actuals Net Income is \$12,407.30 which was above the budgeted amount of \$7,663.73. So, we are over budget by \$4,700 and change which is kind of a good thing. The principle reason for this large over budget figure is that our Field Operations only cost us \$20 in January. February had no charges. I don't like seeing no charges to our ongoing operations as it makes me feel like we don't know what's going on. Hopefully, the Class C Operator report will shed light on this. Currently, we are good shape; but I don't like not knowing what charges may be coming.
3. The Balance Sheet show we have \$515,323.85 in our checking/savings accounts. Our Current Liabilities are \$135,431.73. So, we, once again, have about three times what we need to cover our current liabilities. We still appear to be in fine shape financially.

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	645,152
Riverview	285,299
Oak Bridge	361,419

Perennial	57,622
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1. A leak was repaired on Saddle Trail.
2. There were other issues investigated which turned out not to be leaks.
3. Still working an issue at the Perennial plant.
4. Water usage has been low which has resulted in customers noticing the chlorination. Chlorination has been as it should be due to proper line flushing.
5. There was an issue with a fire hydrant which we are evaluating as to a better solution. Our fire hydrants are not used for fire suppression, rather for line flushing and maintenance.
6. We will probably have to replace a couple of chlorinators in the near future at a cost of \$1,600 to \$3,500.
7. We just received, into stock, 10 new meters.
8. Jason has been performing road repairs and rock removal.

Office Operations: (Jeff Bolte by phone)

1. Receivables are up. Will be making calls to effect collections.
2. Customer with leak called about \$1,084 bill. He did not seek relief from the board.
3. Jimmy Murphy, 116 Forest Circle, who has been paying the 1" rate from June 2020 through December 2025. How are we going to deal with him?

Unfinished Business:

- a. Infrastructure and property acquisition (Steve S.)
We have been invoiced for the engineering on the new tank. When they receive our check, we will be able to request bids on the concrete. With the concrete bids in hand we will know the total cost for the new tank (minus plumbing the tank which will be done by Jason), and can proceed or not.
- b. Technology services update (Vera M.)
We have a pro forma contract from Jodi Williams with an opportunity to pick the services we would like to engage him to provide. He can do workflow engineering and development to facilitate Jeff's work. He will help us harden our system to protect against unwanted intrusion.
- c. TCEQ update (Vera M.)
Vera will meet with Steve S. and Jason S. regarding pending TCEQ letters due 6/22/26 and 9/11/26.
- d. Annual meeting update/review (Vera M.)
It was determined that there were no candidates running for office other than those currently serving. Therefore, the unopposed candidate, Steve S., was declared elected.
- e. By-laws committee (Steve S.)
These proposed changes must be approved by the membership. The board cannot make these changes merely propose them. A new format that is in accordance with (IAW) the Texas Rural Water Commission was presented. Proposed Article III was changed from "The directors may appoint an employee as assistant or secretary..." to "The directors shall appoint a secretary...". Article IV change the number of directors to six. Additionally directors divided into three classes to cause their elections to be spaced evenly every two years with three year terms. Please see proposed by-laws for exact wording. Article IV section 2 updated to allow for the removal of a director by two-thirds vote of a quorum or

10% of the membership for cause. Section 4 introduces a conflict of interest policy requirement. The board will develop a conflict of interest policy IAW applicable laws and regulations. Article V section 2 allows the removal of a director who fails to attend two consecutive meetings without cause.

MOTION: Tom C. moved to approve the annual meeting packet and agenda for the April 18, 2026 membership meeting. Dave K. seconded. The motion passed.

MOTION: Tom C. moved to pass the resolution declaring unopposed candidate Steve Sander for place two as elected. Dave K. seconded. The motion passed.

New Business:

a. Resolution 25-1 renewal

MOTION: Tom C. moved we renew resolution 25-1. Dave K. seconded. The motion passed.

b. Website/domain upgrades

MOTION: Tom C. moved to approve \$239.88 for domain IT upgrades and \$15 for domain name protection. Steve S. seconded. The motion passed.

c. Monthly board meeting

MOTION: Tom C. moved that we move the board meeting to the 3rd Thursday. Dave K. seconded. The motion passed.

Membership Comments

Joan H. asked who will maintain the website. Vera M. responded that she takes care of that.

Nancy Butler suggested that we ask for volunteers to update the website.

Executive Session:

Entered at 8:23 P.M., and exited at 9:10 P.M. we discussed personnel items and no motions were made.

Adjournment:

MOTION:

Tom C. moved to adjourn. Steve S. seconded. Unanimous agreement to adjourn at 9:10 P.M.. The next meeting will be held on Saturday, April 18, 2026 at 11:00 A.M.

BRRWSC President,

Vera Mendoza_____

BRRWSC Treasurer/Secretary,

Martin (Tom) Cook_____