**BANDERA RIVER RANCH WATER SUPPLY CORPORATION**
**161 Broken Spur Cir, Bandera TX 78003 BOARD MEETING**
**May 21st, 2026, 6:00 pm**

**DIRECTORS PRESENT WERE**: Vera Mendoza, Steve Sander, Dave Kelley

**OTHERS IN ATTENDANCE WERE**: Gary Albrecht, Randy Dougherty, Ernie DeWinne, Eileen Tarr, Jennifer DeWinne, Ca Tindel, Gloria Mejia, Eddie Mejia, Derrick Palmer, Kenneth Ries, Joan Hutchinson, Elvira Rodriguez, Carla Kelley

There being a quorum present, the meeting was called to order by Board President Vera M. at 6:00 pm on May 21st, 2026.

**MINUTES**: Were presented

**MOTION:** Dave K. moved the minutes for April 18th, 2026 be accepted. Steve S. seconded. The motion passed.

**PRESIDENT'S REPORT:** (Vera M.)

1. Began with a monthly staff meeting 05/01/26 with our office manager to review board meeting business with regards to motions made and any other pertinent information and business that is needed for completion before the end of the month.
2. Conferenced called with TRWA 05/04/2026 William White, our circuit writer who will be meeting with us at the end of the year after we to help with the Annual Rate review once we complete the 2027 Budget. Topics of discussion: document filings, upcoming rate review, and the technical conference in Galveston
3. Met with BCRAGD - Bandera County River Authority and Groundwater District May 8, 2026 to acquire updated well reports requested by TCEQ ( #4 & #7 Well Reports; BCRAGD is requesting pumping reports from BRRWSC.
4. Worked with legal throughout the month on legal items & document filings.
5. Requested corrections be made by Texas Partners Bank regarding an email forwarded from a former board member that he received from the bank's Alert system. The correction was made immediately by the bank and removed a former board member's name from the alert system. It was an update that the bank had not made. e was April 30, 2026.
6. We received a Fraud Alert on my Texas Partners Bank debit card; they were able to stop two transactions; cancelled card. I will need to go in and get a new one.
7. Worked with Tom Cook to get questions answered from TECHNOLOGY SERVICES, Jody Williams. Based on information it was reported that IT should manage the dream server for a more timely response to any type of interruption which could effect Kampstrup Meter readings that go to RVS.
8. Worked to resolve pending items with TCEQ. Pending items: CIS TCEQ Inspection, April 7, 2026, 9am– required some updates which we are currently resolving. Resolving an old exemption from June 22, 2023 due 06/22/26. Last pending due item due 09/11/26.
9. Continued to work on BRRWSC communications: Website software backups, periodic communications with customers through email and Call Multiplier

**TREASURER'S REPORT:** (Vera M.)

1. Cash flow statement increase in cash $6,972.73
2. Balance Sheet shows in Total Checking/Savings- we went from $530,787.67 in April 2025 to $547,259.47 an $16,471.80 increase that is a stable number. Accounts Receivable shows the work of our office manager working diligently to collect. We from $39,288.54 April 2025 to $35,415.01 in April 2026. Total Current Liabilities went from $2,769.62 in April 2025 to $131,225.79 in April 2026 due to commitment of infrastructure improvement of the storage tank.

3. Under Total Current Assets $582,908.67 in April 2025 to $598,209.17 in April 2026 showing a $15,300.50 increase. Almost $600,000 to pay debt.
4. Profit & Loss- Sales Income-Subdivision shows we budgeted $30,000 and we brought in $28,124.14. Repairs & Maintenance budgeted $2585.00 and did $793.28 for April 2026. $6,541.80 net income (NI) which is under $8,449.92 under budgeted NI.

**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 | 684,254 |
| Riverview | 286,668 |
| Oak Bridge | 393,313 |
| Perennial | 48,198 |

1. We have no new meter installs; the last were completed.
2. We had repairs on Redbird Cir and Western Trail.
3. We were monitoring a leak at the Perennial plant. Turns out the phaser switch needed to be swapped out. The repair was completed.
4. Performed routine upkeep and maintenance around Lantana plant.

**Office Operations:** (Jeff Bolte)

1. We have zero past due on our customer accounts.
2. Attended RVS training May 5th and 6th in Tyler, TX. Learned that much of what was being done was done correctly. Learned also about a new software to replace Quickbooks called "Center Point Accounting which is in the same building as RVS.
3. Reconciliations are up to date 12/31/26

**Unfinished Business:**

**Infrastructure & Property Acquisition** (Steve S.)

1. Awaiting quotes from atleast three concrete companies. Based on the wet stamp we received, we are looking at around $40,000.00 which was less than what we anticipated. They have mapped out where it will be and where lines will go. Went up to Lantana as well to match what we already have. He will bring three bids to June's meeting. It will take 30 days to cure.
2. Also, it was discovered on another repair that AT&T lines were running on top of our lines and they are coming out to repair area lines.
3. Vera M. noted due to newly attending members that even if there was significant rainfall, we would still remain on Stage IV water rationing due to a water storage issue not a water issue. This project's inception began in the beginning of 2025 and a lot of logistics had to occur to make this project possible. We are also bound by TCEQ regulations and requirements.

**Technology Services** (Vera M.)

1. Worked with Tom Cook to get questions answered from TECHNOLOGY SERVICES, Jody Williams. Based on information it was reported that IT should manage the dream server for a more timely response to any type of

interruption which could effect Kampstrup Meter readings that go to RVS.  The board agreed to Remote MSP, ISP Management, holding and providing Dream Router 7 Management, Upgraded Security (CyberSecure) and Workflow Management. Total $265.00 monthly for a three year contract.

**MOTION:** Dave K. moved to accept the IT TECHNOLOGY SERVICES contract Steve S. seconded. The motion passed.

**TCEQ Update** (Vera M.)

1. We had a CIS TCEQ Inspection, April 7, 2026, 9am– required some updates which we are currently resolving. Resolving an old exemption from June 22, 2023 due 06/22/26.  They want lab readings from January 2025 – May 2026. Last pending due item due 09/11/26. The new License C Operator, myself and VP of Operations have worked diligently to stay in compliance.  We had incurred close to $5,000 in fines due to former License B Operator and former board. 2023 Docket and 2024 Docket.

**ANNUAL Meeting debriefing** (Vera M.)

1. 23 members were in attendance and the new VP is Mr. Steve Sander and new By-Law changes were approved by the members.

**New Business:**

**Tariff Items** (Vera M.)

1. Will be reviewing a Petition of Variance request during Executive Session.

**Credential Committee** (Vera M.)

1. Two applicants are being put forward for review and will provide feedback in the June board meeting.

**Policy Review** (Vera M.)

1. Annual policy review will occur in Executive Session.

**Membership Comments:**

Eileen Tarr asked a question concerning the pool closure and asked at what point was the HOA informed that they could no longer use water for the pool.  Ms. Tarr was informed by the BRRWSC board that the new tariff was approved in October 2025 and that it was the responsibility of the HOA to stay informed of new regulations. It was a Notice of Violation that had not included a fine nor time limit.  HOA grossly exaggerated their circumstances. BRRWSC does not have the authority to close the pool.  It was the choice of HOA.  They had options to haul in water to top off their pool which is what some current pool owners in the subdivision do already.

**Kenneth Ries** asked how we stay ahead of infrastructure needs and what is the estimated date of completion? The board informed him that BRRWSC is looking at 6 months. When our system was originally put in we were not obligated by the extensive regulations we have now. We work with TCEQ and our new annual Rate Review requirements by the board.

**Derrick Palmer** commented that we are all owners and both organizations should try to get along.  Ms. Mendoza informed them that we are required to document our business. We send out letters to give the customer/member the opportunity to get in compliance. It must be documented. She informed everyone again that the Notice did not include a fine.  The burden of the responsibility falls on the HOA. However, Mr. Palmer stated that he did agree that the HOA president did not due his due diligence in doing his job.

**Elvira Rodriguez** asked about wording on the website that conflicts with new tariff.  Private pool is still showing on the website.  The board informed her that the correction will be made to the website. We must abide by the New Tariff. Staffing is the issue which was the reason for the Treasurer and Secretary splitting into two positions.

**Randy Dougherty** commented that if there are changes to just let the HOA know.  Again, the board informed everyone that again these Notices need to be documented.

**Eddie Mejia** commented that the responsibility falls on the HOA. As the former VP of the HOA, he verified that the HOA was aware of the New Tariff and had ample time to get in compliance.
**Allen Tindal** commented that he has lived in the subdivision over 22 years and the HOA Board has never done and I don't see anything here being done that needs to be done. He used to sit on the board and that was a joke with the exception of ACC.

**Executive Session:** 7:31pm
The board approved a Petition of Variance and policy review.

**MOTION:**
Dave K. moved to adjourn. Steve S. seconded. Unanimous agreement to adjourn at 8:07pm. The next regular board meeting will be held on Thursday, June 25th, 2026 at 6:00pm

BRRWSC President,

Vera Mendoza______________________

BRRWSC Secretary,

Dave Kelley____________________