BANDERA RIVER RANCH WATER SUPPLY CORPORATION
3540 SH 16 S, SUITE 1-C, #5 BOARD MEETING
July 16th, 2026, 6:00 pm

DIRECTORS PRESENT WERE: Vera Mendoza, Steve Sander, Dave Kelley, Gloria Mejias

OTHERS IN ATTENDANCE WERE: Jeff Bolte, Gary Albrecht, Ernie DeWinne, Eddie Mejias, Joan Hutchinson

There being a quorum present, the meeting was called to order by Board President Vera M. at 6:01 pm on July 16th, 2026.

MINUTES; Were presented

MOTION; Steve S. moved the minutes for June 25th, 2026 be accepted. Dave K. seconded. The motion passed.

PRESIDENT'S REPORT: (Vera M.)
During the months of June/July:

1. Letter sent out to Perennial for the approval of the Petition of Variance.
2. Staff meeting on 07/02/26 with Vera, Jeff B. and Gloria M. in attendance. Reviewed board meeting business with regards to motions made and any other pertinent information for our office manager as well as reviewed pending items and discussed upcoming business needed for completion.
3. Reviewed CD and Money Market accounts, a CD matured on Tuesday and a possibility of moving the money. Will be discussed further in executive meeting.
4. We received a bill for a trailer repair by DRROA. Further discussion in executive meeting.
5. We need a new bank resolution, it's an update from one made last month.
6. Moved on July 11, 2026 at 8:00 am. Worked with Steve S. on acquiring the new office space and movers. All board members helped with the move including spouses Gary A. and Eddie M.
7. Talked with Bandera Signs and Doyle a partner to property holders to get keys, working on a drop box, signs and plates on the doors. Jeff got the checks done.
8. Notification letters of our move were sent out in a timely manner to all BRRWSC customers.
9. Continue to work with legal on pending items to have an amicable exit from our former office.
10. Worked on minutes, reviewed treasurer's report, presidents report, pending issues with TCEQ and a couple of letters dated for 10/02/2026 and 09/11/2026 regarding paperwork they are needing.
11. Updating website with new address and doing anything else pertinent to our move.
12. Appreciated everyone that came out to help with the move to the new office.

TREASURER'S REPORT: (Vera M.)

1. Cash Flow statement increase for June 2026 is -$50,258.78, in the negative due to a partial payment on the water tank for $49,975.
2. Balance Sheet shows in Total Checking/Savings – we went from $94,380.30 in Jun 2025 to $45,950.32 in Jun 2026 because of the payment on the tank.

Total Checking/Savings – we went from $540,788.80 in Jun 2025 to $500.361.60 in Jun 2026 showing a $40,427.20 decrease.

Total Current Assets – we went from $588,995.40 in Jun 2025 to $553,680.28 in Jun 2026 showing a $35,315.12 decrease due to the infrastructure improvements.
Fixed Assets – Construction in Progress BRRWSC was $21,265.80 in Jun 2025 to $127,950.00 in Jun 2026, due to the 125k gallon tank.
Total Liabilities - $1,032,326.26 in Jun 2025 to $1,077,690.93 in Jun 2026 an increase of approximately $45,000.
Total Equity – we had $1,196,215.78 in Jun 2025 to $1,246.465.99 in Jun 2026 an increase of $50,250.21.

3. Profit & Loss – Sales Income-Subdivision -shows we budgeted $30,800 and we brought in $28,941.44, we are in the middle of peak season and brought in more than in the month of May.
Repairs & Maintenance – was budget for $2,585 and $0.00 was used due to repairs were done with equipment on hand and what was bought will be paid next month.
Net Ordinary Income - in May 2026 it was $3,338.79 to $6,861.65 in Jun 2026 an increase of over $3,000. We had budget for $7,376.83 and are still in a positive position.

4. Profit & Loss Budget vs. Actual Jan through Jun 2026 – Sales Income-Subdivision - budget was $184,800 and actual was $174,501.78 which was off by about $10,000 but still doing good.
Operating Income – budget $205,020 and actual was $194,473.84, budget possibly an over estimate. Possibly start working on the budget in Sep or Oct time frame.
Field Operations – budget $20,634 and actual was $14,266.89.
Net Income – budget $47,074.01 and actual was $48,539.35.

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

OPERATIONS REPORTS: (Steve S.)
Class C Licensed Operator/Field Operations:

Production (in gallons)	
Lantana	722,490
Riverview	272,558
Oak Bridge	260,174
Perennial	67,466

Repair Update:

1. Issues this past weekend at Riverview, storms seem to cause an unbalance from BEC and causes issues with phasers. BEC transformer failed and was replaced.
2. Same issue at Perennial, everything that can be replaced has been replaced at Perennial.
3. Riverview had no backup pumps so they were sent out to get rebuilt by an individual who came and tested phasers as well and said it was not our problem but a BEC issue.
4. Repairs were done across from Riverview, at Riverview and at Settlers.
5. Issues in different areas with low pressure, after two days no leaks were found, cause unknown.
6. Jason hired another person to help him and his other employee.

Meter Installation Update:
We have no new meter installations.

<u>Office Operations:</u> (Jeff Bolte)

1. Attended Ferguson Kamstrup Seminary in Waco, learned both the admin and operational sides.
2. Past Due is $1,243, have collected all but three accounts, two of them will be sold this month and the other is outstanding for $74.
3. HOA water usage was low at about $79 and Perennial usage was up to about $400.

<u>Unfinished Business:</u>

Infrastructure & Property Acquisition Update: (Steve S.)

1. Manufacturing of tank has started and must take delivery when done so we have a short time frame to do wet testing. Searching for concrete slab bids with the highest at about $34,000 and lowest at $14,000. Differences between them is a solid slab with spillway or a compaction and curb with a spillway. Waiting for bids from three companies out of La Vernia, Medina Lake and San Antonio which are cheaper than local companies. Cheaper to build it square rather than round as long as it meets the compaction needs to hold one million pounds. Not expecting to spend more than $30,000.
2. Issue with BEC is there's an increase of power usage on weekends from an influx of people so BEC ramps up the power through their lines causing an unbalance to our equipment. When they do that it causes our equipment to think there are three phases of power when we only have two. We need to get BEC to upgrade our well sites from a two phase to a three phase. Steve S. will look into the cost on our part.
3. New office site has a leak in the roof, co-owner hired a company and will make the repairs.
4. Jason is ordering some new chlorine meters, he'll rebuild what he can and use them as spares as they start to fail. Chlorine is corrosive so they can only be rebuilt so many times before disposing.
5. More information on the concrete will be brought to Aug board meeting for a motion.

Technology Services: (Vera M.)

1. Jody Williams from Technology Services will come in on Monday July 20th, 2026 and start support.

TCEQ Update: (Vera M.)

1. Resolved exemption from Jun 22nd, 2023 and was due on Jun 22nd, 2026. We're in compliance.
2. Letter from TCEQ sent on Oct 22nd, 2025 and due Oct 22nd, 2026 will be worked on next week.

<u>New Business:</u>

<u>Board Appointments:</u> (Vera M.)

1. Gloria M. was appointed to the board at June's meeting.
2. Dave K. resigned as board secretary.
3. Steve S. nominated Gloria M, for board secretary if she accepts it, she accepted.

<u>MOTION:</u> Steve S. motioned for Gloria Mejias to be BRRWSC board secretary. Dave K. seconded. The motion was passed.

<u>Bank Resolution:</u> (Vera M.)

Resolution to continue with the removal of our former treasurer Tom Cook from Bandera Bank also from Texas Partners Bank and to add new secretary Gloria Mejias.

<u>MOTION:</u> Dave K. motioned to remove Tom Cook from Bandera Bank also from Texas Partners Bank and to add Gloria M. Steve S. seconded. The motion was passed

New Office Location: (Vera M.)
BRRWSC
3540 SH 16 S, Suite 1-C, #5
Bandera, TX 78003

1. The above address is our new office location.
2. All mail or correspondence will be directed to our PO Box.
3. Vera M. thanked the entire board and spouses for making the move very smooth, it was a lot of camaraderie, a very positive experience, we're happy to be here and Steve's S. movers were amazing.

Membership Comments:
Ernie DeWinne
1. Asked if the Conflict of Interest Policy can be added to the website, Vera informed him that they are based on the By-Laws, it is established by the board, kept in our office files, reviewed yearly and not something to be kept on the website.
2. Asked if a gallons per minute of the pumping per well report can be done, he mentioned it is manually calculated and TCEQ guidelines say we should have 0.6 gallons/minute per customer, they didn't say you should have a 15% grace. Vera M. informed him that she'll check on it.
3. A customer's son called him because Ernie D's name is still listed on the board website. Vera M. informed him that she was on the website Monday and he was not listed but she will double check.

Joan Hutchinson
She asked if the white box at the HOA is still going to be used, Vera M. informed her that the box is taped shut, no longer in use and a new black box labeled BRRWSC is outside this new location.

Executive Session: 7:16 pm
Board met in executive session to discuss confidential financial matters, member issue and pending bill.

Reconvened at: 7:58 pm

MOTION: Dave K. moved to adjourn. Gloria M. seconded. Unanimous agreement to adjourn at 7:59 pm. The next regular board meeting will be held on Thursday, August 20th, 2026 at 6:00pm.

BRRWSC President,

Vera Mendoza______________________

BRRWSC Secretary,

Gloria Mejias_______________________