

**CYPRESS RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1**  
**Minutes of May 18, 2017 Meeting**

A regular meeting of the Board of Directors of Cypress Ranch Water Control and Improvement District No. 1, open to the public, was held outside the boundaries of the District at the offices of Texas Engineering Solutions, LLC, Barton Creek Plaza III, Suite 300, 3815 S. Capital of Texas Hwy., Austin, Texas 78704, at 12:00 noon on May 18, 2017. A copy of the notice of meeting is attached hereto.

The roll was called of the members of the Board of Directors, to-wit:

Gene Darling	Ronald den Hoed	Joe Peeler
Joanne Molinyawe	Tony Salinas	

And all of said persons were present except Directors Peeler and Salinas, thus constituting a quorum. Also in attendance were Jeff Monzingo representing Montoya & Monzingo, LLP, Hank Smith and Justin Lange representing Texas Engineering Solutions, LLC, Brett Lanham representing AWR Services, Inc., and Richard Hamala representing Tiemann, Shahady & Hamala, PC.

The Board reviewed the minutes of the meeting held on April 20, 2017. Upon a motion by Director den Hoed, seconded by Director Molinyawe, and unanimously approved, the Board approved the minutes of the prior meeting.

Director den Hoed noted that on Facebook, District residents have recently complained of high water bills. Also, a recently constructed Highland Homes model home does not have a sidewalk.

Brett Lanham presented the General Manager's report. Mr. Lanham noted that following items:

- The annual Consumer Confidence Report for 2016 was completed and will be posted on the District's website after approval by the Board.
- Residents have been asking AWR why water use restrictions are in effect when the Highland Lakes are full.
- There have been alarms on District facilities because of power supply fluctuations from Pedernales Electric Cooperative's facilities. Mr. Lanham confirmed that District facilities are protected by surge protectors.
- There are 105 electronic meters in service on District connections. Forty-five new meters were recently ordered at a cost of \$17,880.00.
- AWR has obtained a proposal from Utility Specialists for repairs to resolve the issues noted in the LCRA annual storm water and drainage facility inspection reports at a proposed cost of \$6,296.25.

Upon a motion by Director den Hoed, seconded by Director Molinyawe, and unanimously approved, the Board approved (1) the Consumer Confidence Report for 2016, (2) payment of \$17,880.00 for 45 new electronic water meters, and (3) hiring Utility Specialists at a cost of \$6,300 to complete repairs to resolve the LCRA inspection punchlist items.

In response to a question from Director Molinyawe, Mr. Lanham explained that the charges incurred for reseeded rye grass were a result of AWR Services requesting the landscaping contractor to reseed a particular section of the irrigation fields that had bare ground. Maintaining grass on the irrigation fields is required by the District's wastewater treatment permit.

Hank Smith presented the engineering report.

- Mr. Smith noted that West Cypress Hills Phase 1 Sections 5 and 6 were completed and home construction would be starting soon.
- Construction on the new raw water tank was progressing; the walls were completed and the lid was under construction.
- Construction and installation of the new pressure tank and generator at the water plant was completed.
- Kanetzky Engineering was working on the design for lightning protection of District facilities.
- The legislation to create the Southwest Travis County Groundwater District was still pending.
- Texas Engineering Solutions is working on the Lake Travis ISD out of district service request and the completion of the out of district service to Mr. Lehne. Mr. Lehne has requested an 8" x 2" compound meter to accommodate fire flow, which will require AWR to compile a tap fee.
- There were no pay applications for the Board to consider.

Mr. Smith discussed re-establishing vegetation on the District-owned drainage and access tract on Rock Wren that was used by a pool contractor. Mr. Smith will obtain a proposal for revegetation for the Board to consider next month. Mr. Hamala will contact the neighboring landowner to see if he would assist with watering to help new grass start growing.

Justin Lange provided an update on the plan for brush clearing around District-owned facilities and having a single contractor take care of mowing within the District. Texas Engineering Solutions (TES) intends to solicit proposals from Landscape Resources, Capital Landcare, Landscape Business Service, and Austin Eco (which currently serves Sweetwater). An area near the elementary school at Sabeno and Cypress Ranch Blvd will be added to the mowing plan. Mr. Lange will circulate a final mowing map and schedule a pre-bid meeting with the bidding contractors.

Jeff Monzingo presented the bills and invoices that were due to be paid, and a report of the District's bank accounts and the District's revenues and expenditures. Mr. Monzingo explained that Check #2875 needed to be added to the payment list to pay the invoice from Texas Engineering Solutions. Upon a motion by Director den Hoed, seconded by Director Molinyawe, and unanimously carried, the Board approved the payment of the bills, invoices, and transfers as presented by Mr. Monzingo.

Richard Hamala explained that in recent years, no activity had occurred under the trail maintenance agreement between the District and the homeowners association. The District has been hiring contractors directly to maintain the trails. Upon a motion by Director Molinyawe, seconded by Director den Hoed, and unanimously approved, the Board directed that the trail maintenance agreement between the District and WCH Master Community, Inc. be terminated.

Mr. Hamala explained that AWR Services' operating services agreement would be up for renewal later in 2017, and it was a good time start considering the terms of the contract. Brett Lanham explained that AWR Services is willing to renew the contract with the same basic monthly services charges and Schedule A charges, with the exception of operator hourly rates, which have risen in recent years. The Board reviewed a summary of AWR Services billings for the past and current fiscal years. It was noted that having more control and predictability of costs for third party contracted services would be desirable.

The meeting was adjourned with the next meeting planned for June 15, 2017.

APPROVED June 15, 2017.



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Joanne Molinyawe, Secretary

