MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS
OF TRAVIS COUNTY WCID – POINT VENTURE

January 29, 2026

STATE OF TEXAS §

COUNTY OF TRAVIS §

The Board of Directors of the District met in regular meeting, open to the public, at the District office, 18606 Venture Dr., Point Venture, Texas 78645, on the 29th day of January 2026, at 3:00 p.m. with the Directors present being Steve Tabaska, Mark Villemarette and James Kleiss.

Others in attendance were Allen Douthitt of Bott and Douthitt, PLLC, David Vargas of Trihydro Corporation, and Dodie Erickson, Gerald Connell and Jean Cecala of Inframark. Residents Tom Soukup, Erik Spencer and Dan Anglin were also in attendance.

1. CALL TO ORDER.

   Board President Steve Tabaska called the meeting to order at 3:00 p.m.

2. ROLL CALL OF DIRECTORS.

   Directors' roll was called. Present were President Steve Tabaska, Vice-President Mark Villemarette, Assistant Secretary Curtis Webber and Assistant Secretary James Kleiss, thus constituting a quorum.

3. PLEDGE OF ALLEGIANCE.

   President Steve Tabaska led the Pledge of Allegiance.

4. PUBLIC COMMENTS.

   No public comments.

5. PREVIOUS MEETING MINUTES.

   Director Mark Villemarette made a motion to approve the December 18, 2025 meeting minutes as presented. Director Curtis Webber seconded the motion which was unanimously approved.

6. APPOINTMENT OF DIRECTOR TO FILL UNEXPIRED TERM OF OFFICE OF MANUEL MACIAS.

   President Tabaska asked the two applicants who were in attendance if they would like to make any comments. Mr. Tom Soukup gave a brief review of his credentials. Mr. Erik Spencer had addressed the Board at the December meeting with his credentials. The Board asked the two applicants questions.

   Then Director Villemarette made a motion to appoint Erik Spencer to fill the unexpired term of office of Manuel Macias. The second was made by Director Webber. The motion was unanimously approved.

7. STATEMENT OF APPOINTED OFFICER AND OATH OF OFFICE.

   After Mr. Spencer made the statement of appointed officer, Notary Jean Cecala administered the Oath of Office.

8. ELECTION OF OFFICERS.

   President Steve Tabaska stated that election of officers would now take place. After a brief discussion, President Tabaska made a motion to elect the following officers: President Steve Tabaska, Vice-President Mark Villemarette,

Secretary James Kleiss, Assistant Secretary Curtis Webber and Assistant Secretary Erik Spencer. Director Villemarette made the second and the motion was unanimously approved.

9. COMMITTEE MEMBERSHIP.

President Tabaska appointed the following Directors to serve on these committees.
Finance – President Tabaska and Director Kleiss
Operations – Directors Villemarette and Webber
Engineering – Directors Kleiss and Spencer
Construction Progress – President Tabaska and Director Kleiss
And the President created another committee for Leak Detection. Serving on that committee will be President Tabaska and Director Spencer.

10. ACCOUNTANT'S REPORT ON THE FINANCIAL AFFAIRS OF THE DISTRICT, INCLUDING AUTHORIZATION OF PAYMENT OF BILLS – BOTT & DOUTHITT, PLLC.

Mr. Allen Douthitt of Bott & Douthitt PLLC gave the financial report for the District. Mr. Douthitt met with the finance committee earlier in the week. Mr. Douthitt went over invoices paid by the District in December 2025 through the bookkeeper's account and presented the November 2025 financials. The Board was provided the report for review prior to the meeting.

Mr. Douthitt gave a review of the District's finances and answered questions from the Board. With no further questions or discussion, Director Kleiss made the motion to accept the bookkeeper's report, approve payment of monthly bills and professional services and authorize Bott & Douthitt, PLLC to transfer funds as noted in the report. This was seconded by Director Webber and unanimously approved.

11. ANNUAL AUDIT REPORT BY MAXWELL, LOCKE & RITTER.

Mr. Jimmy Rommel presented the audit performed by the independent auditor Maxwell, Locke & Ritter. He drew attention to several portions of the audit including the general fund balance, accounting pronouncement, capital assets and budget to final numbers. His final remarks dealt with TCEQ mandated information. Mr. Rommell also presented the Governance Communication Letter ?? which would outline any significant changes or problems that arose. No problems were noted.

After answering questions from the Board, Director Kleiss made a motion to approve the annual audit by Maxwell, Locke & Ritter. Director Villemarette seconded the motion. The motion was unanimously approved.

12. RATE ORDER.

The final draft of the District's amended rate order was presented to the Board for discussion and consideration. The only section which still needed to be discussed was for grease traps. Director Villemarette said he visited each of the three restaurants in the District and visited with management. All three have very different grease interceptors or traps. He recommended adding the words "grease interceptors to the first sentence, cutting the proposed fines in half, and not charging for inspections unless an inspection is failed.

The Board agreed on Director Villemarette's assessment and made the following recommendations for fines. First failure, no fine, 2nd failure, $500 fine, 3rd failure, $750 fine, 4th failure, $1,000 fine and fifth and subsequent failures, $2,500. They also agreed to change the fines and fees from paragraph 3 from $500 to $250.00. Director Villemarette made a motion to approve the amended rate order with the changes discussed subject to final review by the District's attorney and approve the expense of publishing the order in the newspaper for two consecutive weeks. Director Kleiss seconded the motion. The motion was unanimously approved.

13. TEXAS WATER DEVELOPMENT BOARD D-FUND.

Mr. David Vargas of Trihydro took the lead in the discussion of the application to Texas Water Development Board D-Fund. He relayed that portions completed included legal, environmental and technical engineering. has finished the Water Use Survey and should have the Water Use Audit finished by end of the week. Trihydro is almost completed with updating the District's Water Conservation Plan.

President Tabaska said he spoke to the District's financial advisor for advice about which avenue of revenue to pursue. Either the D-Fund or open market bonds should be approved in May. No action was required.

14. CUSTOMER'S REQUEST FOR ADDITIONAL ADJUSTMENTS.

Customer and resident Dan Anglin had presented by email a request for the Board to consider additional adjustments for his water bill due to a leak. Mr. Anglin was in attendance and the Board asked Mr. Anglin to discuss the request. Director Villemarette made a motion to approve an additional adjustment using the regular formula for Mr. Anglin's November bill. Director Webber seconded the motion. The motion was approved by a 4 to 1 vote. Director Kleiss voted no.

15. LEAK DETECTION PROGRAM.

President Tabaska updated the Board of progress made towards implementing a leak detection program. He orchestrated Utilimatics and RG3 working together on the project using Utilimatics software and RG3's hardware and network system. An API has already been established. RG3 is building the sensors which will have SOLOs on them. These SOLOs will connect to the existing metering system. He added that one year cost for Utilimatics work was $27,000, plus the purchase of RG3's sensors. No action was required.

16. BARGE MAINTENANCE.

Director Villemarette explained the estimate from Chapman Marine for additional maintenance at the District's water intact barge. He spoke directly to Philip Wolfe of Chapman Marine and asked him to adjust the quote to only include adjusting the winches and repositioning the barge upstream as well as replacing missing buoys. Director Villemarette said he recommended the new quote for $2,022.00 rather than the original quote that was in the Director's folder. The Board discussed the quotes.

Director Villemarette made the motion to approve the estimate for $2,022.00 to have Chapman Marine do the maintenance. Director Spencer seconded the motion which was unanimously approved.

17. SECURITY CAMERAS.

Director Villemarette also led the discussion on this item. He reported he made phone calls to Dyezz Security asking for reprieve from the year-long contract. He was told that the monthly fee was so high because a portion of that was paying for the camera. He asked Mrs. Jean Cecala, office administrator, if she believed she was misled by the contract. She said she did not feel misled, but there was a misunderstanding, as nothing was mentioned about a payment agreement to purchase the camera. It was believed the camera purchase was part of the original quote. Director Villemarette said he would make a few more calls, including to the owner of Dyezz Security, but that the District should consider seeking a different provider after the 12-month contract is over. President Tabaska said that he has already considered changing providers. Finding out if the camera can be integrated into a different cloud-based system will be necessary. No action was taken.

18. AUGUSTA STANDPIPE PROJECT – BAXTER & WOODMAN CONSULTING ENGINEERS.

Director Villemarette summarized B&W's progress for the month. The Board was furnished a summary prior to the meeting for review. No action required.

19. ENGINEER'S REPORT – TRIHYDRO CORPORATION.

Mr. David Vargas of Trihydro presented the engineer's report for January. The Board was provided the report for review prior to the meeting.

Water System – In the December meeting, Trihydro was asked to contact TCEQ about the District's violation at a recent inspection. Mr. Vargas recapped his conversation with TCEQ. He verified the data provided by TCEQ about the District's requirement to add flushing valves at the end of all its culs-de-sac. President Tabaska then addressed Inframark's Operations Manager, Gerald Connell of his involvement in alerting TCEQ to possible violations for lack of valves. Mr. Connell said he started his investigation well before the TCEQ inspection when the nitrate and nitrite levels were not in compliance. He ordered the free chlorine conversion and flushing multiple hydrants throughout the District. As he studied the flushing log and maps, he discovered the District did not have flushing valves in any of its culs-de-sac. As a licensed operator, he was obligated to inform TCEQ of the problem. Mr. Connell went on to say that he will offer the District a lower cost alternative and get two additional quotes from outside sources.

The Board discussed whether it should add all the valves now or try to do it over a 2- or 3-year period and budget them in. Mr. Connell said he would call TCEQ about the timing required to get the valves installed. The Board decided to go with the least expensive version and asked for three quotes by the next regular Board meeting.

Director Webber made a motion to accept the engineer's report by Trihydro. Director Villemarette seconded the motion which was unanimously approved.

20. PROPOSED BOND PROJECTS IN DISTRICT AND DISCUSSION OF BOND RELATED PROJECTS AND ISSUANCE OF CONTRACT AGREEMENTS.

Mr. David Vargas updated the Directors on the bond-related projects and contracts from Trihydro. The Board was provided the report for review prior to the meeting.

The Wastewater Treatment Plant (WWTP) – construction continues at the WWTP. It is anticipated that start-up and commissioning could be in late February or early March. Construction has started at the POA lift station. President Tabaska asked if Whispering Hollow Lift Station could be hooked up to a generator. Mr. Connell said he believed it was wired to be ready for a generator but would confirm. A discussion about the District's need for generators in emergency situations was held.

Director Webber moved to approve the Bond Report. Second was made by Director Villemarette and unanimously approved.

21. APPROVAL OF CONSTRUCTION PLANS AND PAY ESTIMATES, CHANGE ORDERS AND ACCEPTANCES OF COMPLETION WITH RESPECT TO CONSTRUCTION CONTRACTS.

Director Kleiss made a motion to approve payment of Pay Application #26 to Associated Construction Partners for $277,197.82. Director Webber seconded the motion which was approved unanimously.

22. OPERATOR'S REPORT – INFRAMARK.

Ms. Dodie Erickson introduced the Operations Manager Gerald Connell. Gerald spoke on several topics including accountability and the need for flushing valves for the dead ends in the district.

Inframark provided a quote for $5,562.60 per hydrant, for below grade flushing hydrants based on the specs provided by the district engineer. That quote was not approved. Inframark will offer the District a lower cost alternative and get two additional quotes from outside sources.

Water Treatment Plant (WTP) and Distribution System – Mr. Connell said that a brainstorming meeting was held the day before about accountability in the District. He believes approximately 200 meters still need to be replaced. He and Ms. Erickson did a field water loss audit with District engineers and earmarked several possible problem areas. Two

water service meters may be contributing factors for water loss. One was located at the WTP and will be replaced. A one-inch meter at the WWTP which serviced the plant was removed during construction and has not been metered for quite a few months. He found an RP at the street near the WWTP needs to be reset correctly.

Ms. Erickson then finished the report explaining the VEPO letter. VEPO Envirotrax system collects the information required by the TCEQ for the online entry of backflow assemble Test & Maintenance Reports and/or CSI Certificates. This service is at no charge to the district.

A new computer was purchased for the WTP. Mr. Connell added that he had a contact with Generator Field Services (GFS) which would gather all the information about each of the District's lift stations and then can provide a generator in the case of an emergency. A discussion about the District's need to have this service or purchasing what was needed took place. The Board told Mr. Connell if the company would take the information at no cost to the District, they didn't see a problem with being in their system.

Director Kleiss made the motion to accept the Operator's report. Director Villemarette seconded the motion. The motion was approved unanimously.

23. EXPENDITURES CONTRACTS, REPAIRS, REPLACEMENTS AND MAINTENANCE TO OPERATIONS AND MAINTENANCE REPORT IN ITEM 22 ABOVE.

No action required.

24. BOARD ANNOUNCEMENTS.

No announcements.

25. ADJOURN THE MEETING.

President Tabaska adjourned the meeting at 6:11 p.m.

Steve Tabaska, President
Travis County WCID – Point Venture

ATTEST:

James Kleiss, Secretary
Travis County WCID – Point Venture

(SEAL)

Travis County Water Control & Improvement District - Point Venture