

MINUTES OF MEETING
OF
SENNA HILLS MUNICIPAL UTILITY DISTRICT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

A meeting of the Board of Directors of Senna Hills Municipal Utility District, open to the public, was held at 7:10 a.m. on December 17, 2021 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, pursuant to notice duly given in accordance with law.

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

The Directors present were:

Chet Palesko - President
David I. Perl – Vice President
Lisa S. McKenzie – Secretary
Joe Szoo – Assistant Secretary
Corey Newhouse – Assistant Secretary

thus constituting a quorum. All Directors were present.

Also present at the meeting were Bill Flickinger, Matt McPhail and Jeniffer Concienne of Willatt & Flickinger, PLLC, Robert Ferguson of Murfee Engineering, Kristi Hester and Kay Olsen of Inframark and Allen Douthitt of Bott & Douthitt.

3. PUBLIC COMMENTS

No public comments were made.

4. MINUTES OF PRIOR MEETINGS

President Chet Palesko entertained a motion for approval of the Minutes. Motion was made by David I. Perl and seconded by Lisa McKenzie to approve the Minutes of the November 19, 2021 board meeting as presented. The motion carried unanimously.

5. ALL MATTERS RELATED TO WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

This item was not discussed.

6. LCRA COST-SHARING PROGRAM

President Chet Palesko advised that the LCRA might require a status update at the end of the year in connection with the Cost Sharing Program.

7. ENGINEER'S REPORT ON SOME OR ALL OF THE AGENDA ITEMS

- a. TCEQ permit amendment

Engineer Robert Ferguson discussed his report as included in the agenda package.

Mr. Ferguson stated that it was a success seeing the water come out of the sprinkler heads in the eastern part of the effluent irrigation system. PIOS made the repairs on the valves and piping leaks. The zones are still a work in process. There were two more contact boxes found. There will also be a request for additional services from PIOS. Overall, this project has made a lot of progress.

Mr. Ferguson discussed the status of the WWTP permit amendment application. Mr. Ferguson reiterated that he still has not received comments from SHL on the permit amendment application.

8. CONSTRUCTION PROJECTS WITHIN THE DISTRICT, INCLUDING ADVERTISEMENT FOR BIDS AND APPROVAL, AWARD, RECOMMENDATION, ADMINISTRATION OF CONSTRUCTION CONTRACTS, CHANGE ORDERS AND PAY ESTIMATES

This item was not discussed.

9. MS4 PERMIT; MAINTENANCE OF DRAINAGE EASEMENTS AND PONDS; ISSUES WITH THE HOA AMENITY CENTER DRAINAGE FACILITIES

Manager Kristi Hester reported that they will be sending out the newsletter soon as required by the MS4 permit.

10. BOOKKEEPER'S REPORT, INCLUDING AUTHORIZATION OF PAYMENT OF BILLS; BUILDER DEPOSITS

Bookkeeper Allen Douthitt discussed the financials, invoices, per diems and fund transfers with the Board. The District is in good shape with savings across the board. The District's annual audit will be presented at the January board meeting. After discussion, President Chet Palesko entertained a motion. Motion was made by Lisa McKenzie and seconded by Joe Szoo to approve the financials, payment of the invoices, per diems and authorize the two fund transfers as presented. The motion carried unanimously.

11. DISTRICT MANAGER'S REPORT ON OPERATIONS

- a. Wastewater Treatment Plant
- b. Distribution System – Billing
- c. Collection System
- d. Drainage/Ponds
- e. Customer Requests
- f. Landscape Maintenance Contracts; Additional landscaping services
- g. Inspections of HOA effluent irrigation system
- h. Leak detection investigation; possible refund from SAMCO
- i. Splash pad
- j. Pool construction at 10621 Strawflower

Manager Kristi Hester discussed the Executive Summary with the Board.

Mrs. Hester reported on the wastewater treatment plant. No compliance issues were noted in the month of November. There was 2.39 mg of wastewater treated for the month of November. The plant is running at 80% capacity. Mrs. Hester stated that the winterization of all facilities in the District has been completed.

In connection with the Distribution System & Billings, all meters have now been changed out. The TCEQ has issued a notice on new sampling requirements. As discussed last month, Attorney Bill Flickinger's office sent letters on the two old delinquent accounts (owners previously moved out of the District). As of today, those letters did not get a response from the prior owners.

There were a few minor issues at the collection system. The electrical inspection of all disconnects and switch gears was completed at Lift Stations 3 & 5. Pump #2 at Lift Station 3 keeps tripping even though the pump is working. A new motion logic relay was repaired at Lift Station #5.

Inframark assisted a homeowner with a sewer backup due to the cleanout from the residence not flowing. Lisa McKenzie asked about the resident's financial responsibility for that service call. Mrs. Hester will confirm they were charged for that work.

Mrs. Hester discussed the current water loss in the District. As of this report period, it was 9%. It appears that the repair on Datura resolved the water loss concerns. The Board discussed the concern with SAMCO's missing that large leak during its water loss investigation. After discussion, Mrs. Hester will ask SAMCO for a partial refund. David I. Perl inquired if the road has been repaired in that area. Mrs. Hester advised that it has a temporary fix now, but that it will be patched soon. Mrs. Hester will check on the status of that repair.

Mrs. Hester and President Chet Palesko discussed the proposal by Utilimatics, LLC to build a model to help find leaks within the District. This would be a type of pressure and flow monitor. Attorney Bill Flickinger advised that if the Board wants to move forward with this, that the District will need to enter into a contract with Utilimatics, LLC. President Palesko would like to pursue this for a bit to see how it goes.

There was discussion of the pool construction at 10621 Strawflower. The piping will run down the retaining wall and will be encased in a stone column so as to connect to the tap. This project is being inspected on schedule.

Lisa McKenzie discussed the proposed splash pad at the amenity center. The HOA received a quote for a single pass splash pad of \$77,000. After discussion, President Chet Palesko is not in favor of this project and as stated in the past, a single pass splash pad is not acceptable in the District due to wasting of the water. It is believed that the City of Austin also requires recirculating water systems for splash pads due to that same reason.

12. ELECTRONIC METERS

This item was discussed under the Manager's Report.

13. BILLING ADJUSTMENTS

This item was not discussed.

14. TAYLOR LAKE EFFLUENT POND, THE DISTRICT'S EFFLUENT DISPOSAL SYSTEM; EFFLUENT DISPOSAL CONTRACT BETWEEN THE DISTRICT AND HOA

Engineer Robert Ferguson advised that they are working to have the plans completed and ready for advertising in spring and installation of the liner in the summer.

15. DATES FOR FUTURE BOARD MEETINGS

The next several Board meeting dates are as follows: January 28th, February 25th, March 25th and April 29th.

Engineer Robert Ferguson advised that he will not be in attendance at the February meeting.

16. REPORT FROM MR. RIP MILLER ON PROGRESS OF APPROVALS FOR AND DEVELOPMENT OF THE 11.73-ACRE TRACT OWNED BY SENNA HILLS, LTD.

This item was not discussed.

17. CONTRACT BY AND AMONG THE DISTRICT, SENNA HILLS HOMEOWNERS ASSOCIATION, INC.; SENNA HILLS, LTD. AND THE SENNA HILLS TRUST; IMPLEMENTATION OF MEDIATED SETTLEMENT AGREEMENT; APPLICATION TO AMEND PERMIT

President Chet Palesko announced that the Board of Directors will go into closed session for consultation with the District's attorney pursuant to Section 551.071 of the Texas Government Code regarding matters related to Agenda Item No. 17. The Board went into closed session at 8:04 a.m.

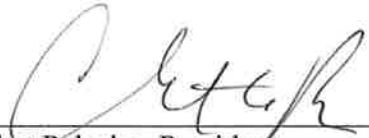
At 8:27 a.m., President Palesko announced that the Board of Directors had concluded its closed session and was returning to open meeting, and that no action was taken during the closed session.

The Board concurred that the outstanding items needed from Senna Hills, Ltd to complete the permit amendment application are as follows:

- 1) Wastewater flows and water supply needs
- 2) LUEs/Impact Fee delineation
- 3) Comments to permit amendment application

18. ADJOURN

President Chet Palesko adjourned the meeting.


Chet Palesko, President

ATTEST:


Lisa S. McKenzie, Secretary

[SEAL]