

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 November 21, 2025 at Willatt & Flickinger, PLLC, 12912 Hill Country Boulevard, Suite 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 A. Palesko - President
David I. Perl – Vice President
Lisa S. McKenzie – Secretary
Corey Newhouse – Assistant Secretary
Ron Preston – Assistant Secretary

thus constituting a quorum. All Directors were present.

Also present at the meeting were Greg Szuman and Jeniffer Concienne of Willatt & Flickinger, PLLC, Allen Douthitt of Bott & Douthitt, PLLC, Darald Berger of Inframark, and Stephen Jones and Jason Baze of Consor.

Participating in the meeting via Zoom were Bill Flickinger of Willatt & Flickinger, PLLC and Andrew Boyle of Utilimatics.

3. PUBLIC COMMENTS

No public comments were made.

4. MINUTES OF PRIOR MEETINGS

President Chet Palesko entertained a motion for approval of the Minutes. David I. Perl provided a correction to the Minutes. Motion was made by David I. Perl and seconded by Lisa McKenzie to approve the Minutes of the October 31, 2025 meeting as revised. The motion carried unanimously.

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

President Chet Palesko had nothing to report.

6. LCRA COST-SHARING PROGRAM

President Chet Palesko stated there is nothing to report.

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

- a. Site Plan for SHL Offices; Status of construction
- b. Effluent Irrigation System Improvements
- c. Re-seeding and maintenance of effluent irrigation areas to comply with current permit
- d. Water, Wastewater & Drainage O&M
- e. Amendment No. 4 to Engineering Services Agreement between Consor and the District
- f. Fountain(s) for effluent pond

Engineer Stephen Jones filled in for Engineer Jason Baze. Mr. Jones discussed the engineer's report as included in the agenda package.

Engineer Stephen Jones stated there were no updates to the Senna Center Office site.

In regard to the effluent irrigation improvement project (median irrigation expansion), Consor received an updated irrigation plan from EcoLand Design Group and shared it with the Board. However, upon review it is missing some information that should be included. Ron Preston noted the missing irrigation information for Rivina Drive. President Chet Palesko asked who has been in contact with the HOA to share this information and Lisa McKenzie stated that in the past she had but will now share the information with the new HOA Board members. President Palesko asked Mrs. McKenzie to share the contact information for the new HOA board members with him so that he can speak to them about the HOA overwatering at the Amenity Center. President Palesko stated that the last billing consumption report showed that the Amenity Center used 106,000 gallons of water in October. Last year's usage was 56,000 gallons.

Engineer Stephen Jones stated that Inframark is working on the effluent pump control valve maintenance and possible variable frequency drive (VFD) modifications. As reported previously, the Cla-Val failed and will need to be replaced with the same design or replaced with a check valve and VFD. Ron Preston stated that Engineer Jason Baze has concerns with what is a better long-term solution pertaining to the Cla-Val or VFD. There was discussion of the location and Mr. Jones stated that a VFD being out in the open is a concern. District Manager Darald Berger stated that he still only has one bid for replacement of the Cla-Val with check valves and VFDs, which is in the amount of \$37,700 from Alterman. The Board discussed the pros and cons with the different equipment. Cla-Vals are normally located in a vault and VFDs are normally located in a control panel. Corey Newhouse stated whichever option the Board takes, the equipment should

be covered. VFDs have better technology and David I. Perl agreed. President Chet Palesko advised the consultants to work with Engineer Jason Baze on this project.

Engineer Stephen Jones reported that Consor is scheduled to meet with Inframark next week on the existing conduit to power the fountain(s) for the effluent pond. Once that meeting occurs, Consor can then obtain bids for the project.

President Chet Palesko stated that the Board will go into closed session at the end of the meeting to discuss the proposed Consor amendment.

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 HOA AMENITY CENTER DRAINAGE FACILITIES

Engineer Stephen Jones reported that Consor continues to coordinate with Inframark on this project.

10. BOOKKEEPER'S REPORT, INCLUDING AUTHORIZATION OF PAYMENT OF BILLS; BUILDER DEPOSITS AND QUARTERLY INVESTMENT REPORTS

Bookkeeper Allen Douthitt reported that due to the meeting being held earlier in the month, the bank statements were not available. Therefore, this month's reporting is lighter. After discussion, motion was made by David I. Perl and seconded by Corey Newhouse to approve payment of the vendor invoices and per diems and authorize the fund transfer 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. New billing system

District Manager Darald Berger discussed the Manager's Report as included in the agenda package.

All facilities are in compliance for the month of October. There were 2.282 million gallons of wastewater treated, showing an average daily flow of 73,613 gallons, putting the wastewater treatment plant capacity at 74%.

District Manager Darald Berger reported on the status of the chemical storage container removal at the WWTP. All but one of the drums has been removed. The vendor reported that the last drum was in bad shape and could not be transported. Manager Darald Berger stated that he will get this worked out and removed. Ron Preston noted that the District has already paid the invoice for all of the drums to be removed, but it appears now that the District will need to pay additional costs for a trip charge.

District Manager Darald Berger reported that the water accountability was 97.7%. Andrew Boyle informed the Board that the AMI system was not reporting on October 30th, however it came back online the next day. This may have been caused by the billing system changeover.

The delinquencies for the month included four mailed notices, two door tags hung, and one disconnect. Manager Darald Berger reported that the account was paid and reconnected.

As requested at the last board meeting, District Manager Darald Berger reported on the invoices related to the Datura Court sidewalk repair, which was required due to a waterline leak that occurred in the summer. The original Work Order #4139652 was short paid and has a balance of \$2,800. The redo Work Order #4181585 in the amount of \$3,300 was zeroed out. After discussion, President Chet Palesko entertained a motion. Motion was made by Lisa McKenzie and seconded by Corey Newhouse to pay the remaining balance of \$2,800 from Work Order #4139652. The motion carried unanimously.

District Manager Darald Berger reported that the quarterly outfall and pond inspections have been completed for the fourth quarter and are scheduled for inspection in January 2026. President Chet Palesko discussed doing the inspections on a yearly basis rather than quarterly. Mr. Berger stated that Inframark was previously doing the inspections monthly, then as requested by the Board went to quarterly inspections. With the quarterly inspections, there are at least a couple of maintenance issues that arise. During the recent inspection, Outfalls 18 and 21 need vegetation cleared away, re-caulking of concrete and clearing of the drainpipe. Outfall 22 needs jetting but will need to be bid separately due to being a closed confined space. Mr. Berger will come back with a proposal for maintenance of Outfall 22. After discussion, the directive for Inframark is to take the inspections off of the quarterly schedule but leave the inspection information in the Manager's Report and come to the Board with any maintenance issues. Motion was then made by David I. Perl and seconded by Lisa McKenzie to approve Zane Furr's proposal of \$625 for maintenance to Outfalls 18 and 21 as discussed.

District Manager Darald Berger reported on the operational items previously approved and the status of each. Lift Station #5 pump has been ordered, however, there is no delivery date available. The fire hydrant with isolation valve survey was completed and the report is being finalized.

Lisa McKenzie discussed a recent Inframark waterline repair for \$3,500 due to tree roots on a residential lot. District Manager Darald Berger reported that the roots were located in the District's 6" cleanout line, not the homeowner's wastewater line. President Chet Palesko and Mr. Berger discussed the process and advised that there are District cleanouts located inside the homeowner's property boundary. The 6" cleanout line should be the demarcation between what is the responsibility of the District and the homeowner.

12. ORDER ESTABLISHING WATER AND WASTEWATER SERVICE RATES, CHARGES AND TAP FEES, AND ADOPTING GENERAL POLICIES AND RULES WITH RESPECT TO THE DISTRICT'S WATER, WASTEWATER AND DRAINAGE SYSTEMS

President Chet Palesko reported that he and Corey Newhouse worked on the Rate Order due to the WTCPUA's recent increase in the District's base fee and volumetric fee. The WTCPUA increase will be a passthrough to the District customers. The increase per service unit will be \$3.34, bringing the base fee to \$28.14. President Palesko would like a separate line item on the water bill for the WTCPUA Impact Fee Passthrough cost. District Manager Darald Berger will need to confirm that can be done. The water rate per tiers will be increased by \$0.43. After discussion, President Palesko entertained a motion. Motion was made by Lisa McKenzie and seconded by David I. Perl to adopt the Rate Order with the inclusion of an increase of \$3.34 per service unit and \$0.43 for each water usage tier as recommended above. The motion carried unanimously.

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

This item was discussed under the Engineer's Report above.

14. DATES FOR FUTURE BOARD MEETINGS

After discussion, the District's board meeting schedule will be as follows: December 19, 2025, January 30th, February 27th and March 27, 2026.

15. REPORT FROM SENNA HILLS, LTD. REPRESENTATIVE ON PROGRESS OF APPROVALS FOR AND DEVELOPMENT OF THE 11.73-ACRE TRACT OWNED BY SENNA HILLS, LTD.

This item was not discussed.

16. AGREEMENT CONCERNING PAYMENT OF SHL COSTS EFFECTIVE OCTOBER 31, 2022 BY AND BETWEEN SENNA HILLS MUD AND SHL; ANNUAL ACCOUNTING OF OVERSEEDING AND ADDITIONAL MOWING

Attorney Bill Flickinger reported that Rip Miller authorized payment of the additional costs for the 2025 overseeding, mowing and maintenance of the irrigation fields, as well as the annual

payment pursuant to the Agreement between the District and SHL. These payments should be received before January 1, 2026.

17. FIRST AMENDED AND RESTATED CONTRACT EFFECTIVE MAY 23, 2018 BY AND AMONG SENNA HILLS MUD, SENNA HILLS HOMEOWNERS ASSOCIATION, INC., SHL AND THE SENNA HILLS TRUST, AS AMENDED BY THE FIRST AMENDMENT TO AMENDED AND RESTATED CONTRACT EFFECTIVE APRIL 30, 2020 AND AS FURTHER AMENDED BY THE MEDIATED SETTLEMENT AGREEMENT DATED AUGUST 24, 2021

This item was not discussed.

18. ENFORCEMENT PROCEDURES IN CONNECTION WITH DROUGHT CONTINGENCY PLAN

There was discussion of the WTCPUA move into Stage 1 watering restrictions as of November 15th. This allows the District to water twice per week.

**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. 7e.

The Board went into closed session at 8:20 a.m.


At 8:48 a.m., President Chet 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.

19. ADJOURN

President Chet Palesko adjourned the meeting at 8:49 a.m.


Chet A. Palesko, President

ATTEST:


Lisa S. McKenzie, Secretary

[SEAL]

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