

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 February 27, 2026 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
Ron Preston – Assistant Secretary

thus constituting a quorum. Assistant Secretary Corey Newhouse was absent.

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

Participating in the meeting via Zoom were Bill Flickinger of Willatt & Flickinger, PLLC, Andrew Boyle of Utilimatics and various residents/HOA board members including: Vandana Ganganamani., Bipin Prasaad (Ph), Nidhi Nayyar Panwar – Indigo Broom, Jim Vickery – Gilia, David Kuperman, GK, and Raj Ganganamani, Suparna A, Vishal – Straw Flower, Ramesh Peri, Anirbarl Roy, Niharika, Arsi S., Maithili – Rivina, Lalita Peri, Vasu Rajanna and Vinne.

3. PUBLIC COMMENTS

President Chet Palesko discussed the protocols for public comments. This will be a one-way communication. Each speaker will be limited to three minutes. The Board will listen but will not act or engage in the discussion.

Nidhi Nayyar Panwar – Indigo Broom, thanked the Board for their services which are greatly valued and appreciated. She is following up on the HOA’s February 24th board meeting regarding the west entrance and approval of the irrigation improvements. She would like to know

if there will be a summary published that outlines exactly what was approved. She would appreciate any clarification if the irrigation improvements are connected to, coordinated with or financially supported by Rip Miller's property in any way. This property has had multiple zoning changes over the years, and she believes that many residents would like to know how the current infrastructure updates relate or don't relate to the potential future development near the entrance.

HOA Board Member David Kuperman advised that he had no comments and was just observing the board meeting. Mr. Kuperman then advised that the HOA Board is very interested in this proposed development on Lot 1 and, at the recent HOA meeting, was authorized to engage legal counsel to oppose the apartment complex development proposed on Lot 1.

HOA Board Member Vandana G. stated she was attending to observe the board meeting.

Vishal – Straw Flower stated he was attending to observe the board meeting.

Ramesh Peri stated he was attending to observe the board meeting.

Hearing no further comments, President Chet Palesko closed the public comments.

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 January 30, 2026 meeting as revised. The motion carried unanimously.

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

Lisa McKenzie inquired about any drought indications from the WTCPUA of going back to once-a-week watering and President Chet Palesko stated they have not made any indications. Currently, the watering schedule is two days per week. The WTCPUA or LCRA can further restrict the watering schedule and enter into a different stage as they see fit. David I. Perl and Ron Preston discussed the current drought situation and Mr. Preston noted that once the residents start irrigating, WTCPUA will have pumping issues again. President Palesko believes that come summer, the watering schedule will be back to once-a-week. Mr. Preston stated at the end of winter averaging, residents will turn their irrigation systems back on. Lisa McKenzie noted that winter averaging concluded on February 15th.

6. LCRA COST-SHARING PROGRAM

President Chet Palesko stated that the one-year annual feedback report to the LCRA on the District's Cost-Share Funding Program is due. President Palesko has the template from the LCRA and expects to have it completed today. He will then submit it to the LCRA. Ron Preston inquired about the positive data to be shared with the LCRA. President Palesko will report that last year, one leak was discovered with the help of Utilimatics. This will be good feedback for Utilimatics as well as the District.

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

- a. Site Plan and Water and Wastewater requirements for proposed multi-family development at SHL's 11.73-acre tract
- 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. Fountain(s) for effluent pond

Engineer Stephen Jones discussed his engineering report as included in the agenda package.

In regard to the Senna Hills Drive and median irrigation expansion, Engineer Stephen Jones reported they received the 100% complete design plans and are ready to proceed with the expansion once the License Agreement between the HOA and Travis County is obtained. Ron Preston asked if Mr. Jones had the plans with him. He mentioned that the prior plans appeared to not have any improvements to an area near his residence on the east side up to Rivina. Mr. Jones will make sure that area is expanded and shown on the plans. Mr. Preston believes there are lines in that area, just no sprinkler heads. Lisa McKenzie reported that the HOA retained legal counsel to proceed with the License Agreement between the HOA and Travis County. The design plans for the Senna Hills Drive and median irrigation expansion will need to be attached to the License Agreement.

The spring overseeding for the irrigation fields will be coordinated with Inframark and Landscaper Zane Furr.

Conсор is continuing to coordinate with Inframark on the effluent pump control valve maintenance and VFD modifications. As stated previously, Engineer Stephen Jones is in support of this project as proposed by Inframark. District Manager Darald Berger will further discuss the status of this project under his manager's report.

Engineer Stephen Jones reported that three (3) bids were secured for installation of fountains at the effluent pond. The low bidder was SÖLitude Lake Management. There was discussion about using 3hp motors versus 5hp motors and the type of spray nozzle that is desired. The cost difference between the 3hp and 5hp motors is \$6,834.00. After discussion, President Chet Palesko entertained a motion. Motion was made by Lisa McKenzie and seconded by David I. Perl to award the contract to SÖLitude Lake Management for installation of two fountains without lights, using 3 hp motors, selecting the Balasm spray nozzle and in addition, approve the Kopatheat Electric, LLC proposal for the electrical infrastructure installation for a total price of \$28,737.50. The motion carried unanimously. Mr. Jones stated that SÖLitude Lake Management requires a 50% down payment.

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 stated that the TCEQ advised that the District's MS4 permit renewal is still in progress and he will be notified by email with specific instructions once the TCEQ's review is completed. Until that time, no further action is required. Mr. Jones stated that the District's Notice of Intent ("NOI") was filed in February 2025. Previously, TCEQ issued comments and Consor adjusted the NOI per the TCEQ's comment. Mr. Jones made sure that the items that the District committed to do not overextend the District with too many onerous activities. Volunteering for a water quality monitoring program was changed to a public survey instead. President Chet Palesko stated that the goal for the District is to be compliant without over-doing it. Mr. Jones advised President Palesko that he will need to re-certify the NOI. David I. Perl asked about the MS4 renewal timeline and Mr. Jones stated that it is renewed every five years. Mr. Jones reported that additional MS4 information will need to be posted on the District's website and Mr. Jones will provide that information to Jeniffer Concienne for posting.

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

Bookkeeper Allen Douthitt reported on the financials through January. The District's financials are trending favorably on service revenue for the first four months of the fiscal year. Ron Preston inquired about the increased water purchases but lower water sales. Mr. Douthitt advised it was due to the WTCPUA's rate increase. As of January, the District is 95.2% collected on its taxes. Corey Newhouse's per diem will be voided due to his absence. After discussion, President Chet Palesko entertained a motion. Motion was made by David I. Perl and seconded by Ron Preston to approve payment of the vendor invoices, per diems and authorize the 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

District Manager Darald Berger discussed his manager's report.

All facilities are in compliance for the month of January. There were 2.381 million gallons of wastewater treated, showing an average daily flow of 76,806 gallons, putting the wastewater treatment plant capacity at 77%.

District Manager Darald Berger reported that the VFD project, which is replacing the two check valves with VFDs and a control panel, was approved last month. Inframark is waiting on parts and was advised that it will be about four to eight weeks before the parts are received.

District Manager Darald Berger reported that the water accountability was 97.5%.

The delinquencies for the month included 15 mailed notices, 15 door tags hung and no disconnects. Ron Preston stated that the delinquencies are still high. Lisa McKenzie thanked Inframark for writing off their time for delivery of the prior door tags.

Resident Nidhi – Indigo Broom apologized for the interruption as she has been raising her hand for a while, asked if there was a chat option during the board meeting to ask questions. President Chet Palesko advised there was not. The option for speaking is during the public comments at the beginning of the board meeting. President Palesko advised she could follow-up with the Board via email after the board meeting.

Lisa McKenzie asked if the work at outfall #22 has been done and District Manager Darald Berger advised that it should have been done yesterday or will be done today. There was a miscommunication on issuing the PO but that has now been sorted out.

Now that the Board has made a decision to install fountains at the effluent pond, District Manager Darald Berger will follow up with the resident that had a complaint about the amount of mosquitoes/bugs he had last summer.

Manager Darald Berger discussed the water usage from Westlake Fire Department in connection with a fire at a burn pile located on SHL property. The water usage was estimated to be less than 1,000 gallons. Mr. Berger wanted to know if the Board wanted Inframark to do anything about the water usage. President Chet Palesko advised that Andrew Boyle was able to estimate the water usage from Westlake Fire Department and it was maybe 1,000 to 2,000 gallons. The cost per gallon is \$5.00. President Palesko stated that amount is not worth spending time on. Ron Preston advised that a resident that backed up on Gilia called it in and stated that the burn pile fire was not being monitored and believed there was a burn ban or about to be a burn ban in place. Lisa McKenzie reported that she heard from the HOA that the Westlake Fire Department was confused by the Utilimatics' pressure recorder on the fire hydrant. Mrs. McKenzie asked if there was any signage or training that could be provided. President Palesko stated that the fire department does not need to do anything about it. A fire hydrant is either charged or not, so he was unsure why they were confused. Andrew Boyle stated that a sign is already posted on the fire hydrant for their benefit. The verbiage can be changed but it has never been an issue before. Mr. Boyle can reach out to the local fire departments if needed. President Palesko stated that there is nothing to follow-up on.

District Manager Darald Berger reported on the operational items previously approved and the status. The fire hydrant with isolation valve survey was completed and the report is in the agenda package for review. There are two sets of findings, which all fall under Priority #2 (repairs) and Priority #3 (needs painting). Eight hydrants need repair under Priority #2 for a cost of \$4,050.00. Forty-four hydrants need painting under Priority #3 for a cost of \$4,400.00. Mr. Berger discussed the repairs to the hydrants. There are two quotes in the package for painting of the fire hydrants. One is from Inframark which is \$100 per hydrant and the other is from Edustrial Solutions which is \$6,095.00. Lisa McKenzie stated that the hydrants are painted silver now and asked what the color options are. Mr. Berger would have to check on that.

Landscaper Zane Furr provided a quote for \$22,042.20 for the purchase and spreading of Bermuda grass seed in the irrigation fields and medians. This cost is covered under the SHL reimbursement.

Three lift stations, being #1, #3 and #5 need pump chains replaced. These are the chains that pull up the submersible pumps. Inframark provided quotes that total \$5,337.00 for all three lift stations.

The following are items for Board consideration:

1. Proposal from Zane Furr to purchase and spread Bermuda grass seed in the irrigation fields and median in the amount of \$22,042.20 as discussed above; and
2. Proposal from Inframark to repair the fire hydrants listed as Priority #2 repairs in the amount of \$4,050.00 as discussed above; and
3. Proposal from Inframark for chain replacement at Lift Stations 1, 3 and 5 for a total of \$5,337.00 as discuss above.

After discussion, motion was made by President Chet Palesko and seconded by Lisa McKenzie to approve all three (3) proposals above as presented. The motion carried unanimously.

President Chet Palesko reported that he had a call with District Manager Darald Berger on District invoices and repairs. He wants to understand if these maintenance items are nice to have or needed. There are several items that Mr. Berger will get back with President Palesko on. There was discussion of weekly irrigation inspections at a cost of \$1,200.00 per month. This cost is related to the irrigation fields, not the HOA irrigation system. Mr. Berger advised that most weeks the inspectors are finding issues that need to be repaired. When the VFDs are installed, the District may not have many issues. After discussion, the inspections will be moved to every other week instead of weekly. Mr. Berger will change the schedule for inspections of the irrigation fields to every other week.

President Chet Palesko discussed Corey Newhouses' meter failure. The meter's endpoint was not working, and the flow was not registered for at least six months. The process is after two months with zero flow, an alert should be triggered with Inframark. However, that was missed by

Inframark. District Manager Darald Berger stated the failure was missed due to a change in work groups at Inframark but it is now being addressed. This past month, there were four meters that were not registering flow. Work orders have been issued on those meters. Ron Preston noted that it is likely one of those homes is vacant. Inframark provided manual reads during that time. David I. Perl asked if the endpoints became disconnected or was it a failure of the endpoints. Mr. Berger stated it was mostly failures. President Palesko noted it is important to stay on top of this issue. If there are too many endpoints that are not working, or flow is not being registered, then it will interfere with Utilimatics' work on overseeing the water usage and appear to be a leak in the system, by the water not being metered but showing water is being used.

District Manager Darald Berger reported on the suspected leak on Lemon Mint and asked if the Board was ready to take a proactive approach and repair the leak. Water loss is registering at 2.5%. The Board did not wish to take action at this time.

12. 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.

13. RENEWAL OF MASTER SERVICES AGREEMENT WITH UTILIMATICS

President Chet Palesko discussed the renewal of the Master Services Agreement with Utilimatics. As the committee sees it, it is an insurance policy for the District and recommends its renewal for another year. The renewal is for the same terms as the original agreement. After discussion, President Palesko entertained a motion. Motion was made by Lisa McKenzie and seconded by David I. Perl to approve the renewal of the Master Services Agreement between the District and Utilimatics as presented. The motion carried unanimously. President Palesko thanked Andrew Boyle for all his work, and the Board looks forward to the continued relationship with Mr. Boyle and his team. Mr. Boyle thanked the Board too.

Lisa McKenzie stated that irrigation season is around the corner and there are only 60% of the residents enrolled in EyeOnWater. There was discussion of doing another push for enrollment with possibly door tags or an email blast. If residents enroll, they can have clarity on the water they are using and can be notified of a leak. The HOA can send out an email blast if requested. David I. Perl feels that the email campaign has been ineffective, and President Chet Palesko feels that the door tags have been ineffective as well. It is important to let the residents know that if they are not enrolled in EyeOnWater, then they will not get a leak adjustment if needed.

**Resident Maithili – Rivina wanted to communicate that she was not in favor of the proposed apartment complex development.

President Palesko will work on an email to send out. Ron Preston asked if the message on the water bill should be changed and maybe include it in the March billing.

14. DATES FOR FUTURE BOARD MEETINGS

After discussion, the District's board meeting schedule will be as follows: March 27th, May 1st (April board meeting), May 29th and June 26th. President Chet Palesko and Ron Preston will not be available on May 29th. After discussion, the May 29th meeting date can be changed next month if needed.

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

This item was not discussed.

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; REMOVAL OF SHL PROPERTY FROM AUSTIN ETJ

This item will be discussed in Closed Session.

Resident GK – Milagro wanted to ask the Board questions on Rip Miller's property and the proposed apartment complex. He would like to get some questions answered regarding this project. He has observed the board meeting but is not sure of the identities of all the speakers. Lisa McKenzie referred him to the Senna Hills MUD website for the list of Board members, all the contracts relating to SHL and other relevant District information.

At this time, the Board of Directors introduced themselves to the residents on Zoom. President Chet Palesko advised that the website contains the contact information for the Board of Directors. Resident GK – Milagro wants more information on the District's role in regard to the proposed apartment complex development. President Palesko and David I. Perl stated that the District is a utility provider with a contract between the District and SHL. Resident GK – Milagro can contact individual Board members for more information. Lisa McKenzie advised GK – Milagro to send her any questions that he has via email. GK – Milagro stated that it is his understanding that all District Board members were owners in Senna Hills and on the Board of Directors and asked if there are any conflicts with their decisions. Attorney Bill Flickinger advised that there are no conflicts, as State law provides that all Board members live in the District, own

land in the District or be a registered voter in the District. The Board members have their individual interests and the District interest. For the most part that is factored in and Board members are bound to act in the best interest of the District. Mr. Perl stated that the Board has obligations to the residents in the District. Ron Preston stated the Board members are customers of the District as well. Mr. Perl noted that the Board likely has the same concerns and considerations as the residents. President Palesko stated that the Board acts in the best interest for Senna Hills. After further discussion, President Palesko stated that the residents should send their questions via email addressed to him.

Resident Meera asked if an item can be added to next month's agenda for discussion on this topic. President Chet Palesko advised that the District board meeting is not the proper forum for discussion but rather the HOA board meetings would be.

Resident Jim Vickery stated that he understands the District is looking at a utility service request for the apartments. President Chet Palesko stated that as a utility, the District was provided with a formal request for utility service and as a utility, the District is obligated to respond to that request. Mr. Vickery asked if that response will be ready and discussed at the next board meeting. President Palesko was unsure of the timeline for the response.

Lisa McKenzie thanked the residents for joining the Board meeting and having an interest level that is not often seen by the Board.

HOA Member David Kuperman asked if Item 17 was going to be discussed in Closed Session or open meeting. President Chet Palesko confirmed today it would be held in Closed Session, however that item is a standing item each month. At times, this item is discussed in open meeting but not today. Mr. Kuperman wanted to discuss the proposed apartment complex development and stated that the HOA is a party to the contract with the District and SHL and that the District has not yet communicated with the HOA on this utility service request. David I. Perl stated that no action will be taken on the utility service request today. Mr. Kuperman asked if the District is planning on enforcing the contract with SHL and the Board stated that they have been enforcing the contract all this time. President Palesko stated that it is better for the District committee to discuss this with the HOA. Lisa McKenzie advised that she and President Palesko are the committee for this utility service request and the SHL contract. The District's engineers are looking at the District's utility capacity in regard to the utility service request. Mrs. McKenzie attended the recent HOA board meeting and stated that the residents' opinions were very clear on the proposed apartment complex development.

President Chet Palesko stated that the residents are free to talk to the District committee on this proposed development.

**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 Nos. 11 and 17.

The Board went into closed session at 8:45 a.m.

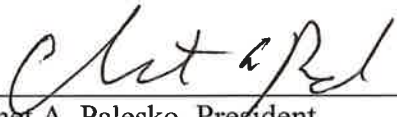
At 9:28 a.m., President Chet Palesko announced that the Board of Directors had concluded its closed session and was returning to open meeting, and that no action was taken during the closed session.

18. ENFORCEMENT PROCEDURES IN CONNECTION WITH DROUGHT CONTINGENCY PLAN

President Chet Palesko did not have anything to report on in regard to the District's Drought Contingency Plan or enforcement procedures.

19. ADJOURN

President Chet Palesko adjourned the meeting at 9:29 a.m.



Chet A. Palesko, President

ATTEST:



Lisa S. McKenzie, Secretary

[SEAL]