

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 March 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  
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, Darald Berger of Inframark, Stephen Jones 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 several residents including Jim Boyle, Michael and Nidhi Nayyar Panwar – Indigo Broom.

3. PUBLIC COMMENTS

President Chet Palesko stated that the Parkspring Multifamily development discussion will be held in Closed Session at the end of the board meeting. If any action is taken when the Board comes out of Closed Session, that information will be public information.

President Chet Palesko asked if anyone wanted to speak under Public Comments. Hearing none, the Board moved on with the agenda items.

#### 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 February 27, 2026 meeting as revised. The motion carried unanimously.

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

President Chet Palesko reported that he received notice from the West Travis County PUA that they will implement Stage 2 watering restrictions on April 1, 2026.

There was discussion of the recent boil water notice for the Hwy. 290 area customers. That occurred due to maintenance issues and too much irrigation, which emptied the tanks. That boil water notice did not include the Hwy. 71 area customers.

#### 6. LCRA COST-SHARING PROGRAM

President Chet Palesko reported on the submission of the annual report to the LCRA on the Cost-Sharing Programs for the pressure sensors and smart meters. The key takeaway was that the water usage in 2025 is down five million gallons from 2024.

#### 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.

There was no update to report regarding the Senna Center site.

In regard to the Senna Hills Drive and median irrigation expansion, Engineer Stephen Jones and Ron Preston discussed the 5" drip line that runs near Ron Preston's property. Engineer Stephen Jones stated that they are waiting for the License Agreement between the HOA and Travis County. Once that is obtained, they will proceed with bidding the project. Lisa McKenzie reported that the HOA's counsel has been nonresponsive regarding the License Agreement.

It was reported that District Landscaper Zane Furr has completed the spring overseeding on the irrigation fields and medians.

Conсор is continuing to coordinate with Inframark on the effluent pump control valve maintenance and VFD modifications.

Engineer Stephen Jones then reported on the status of the pond fountains. The electrical work will need to be completed first and then installation of the two fountains will occur. Ron Preston asked about the scheduling and Engineer Stephen Jones stated that he believes both contractors are ready to get started.

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 on the MS4 permit renewal. The permit is now active. There are a few compliance issues including website updates needed whereby someone could report any illicit discharges or other issues with the District stormwater drainage. Attorney Bill Flickinger stated that the District's website provider, Hot Dog Marketing, provided a quote for those updates. Jeniffer Concienne reported that the \$700 quote is to build a new MS4 page on the District's website and provide a link for residents to be able to anonymously report any illicit discharges or dumping. Once a report comes in, it will be emailed directly to Inframark and Conсор. After discussion, the majority of the Board believes the quote is too high and will not consider this quote. Mr. Jones discussed other possibilities regarding reporting. Another part of the website addition will be a QR code that will take them to a survey for educational purposes. Per the TCEQ, residents must be notified of the MS4 permit. Corey Newhouse would like to see exactly what is required of the District. Engineer Stephen Jones will gather additional information regarding minimal requirements and present it at next month's board meeting. District Manager Darald Berger stated that he is taking very similar steps for other Districts, which are the minimum steps required for the MS4 permit. The permit will expire in five years. The purpose of this information is to inform the residents what cannot enter the District's stormwater drains.

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

Bookkeeper Allen Douthitt reported on the financials through February. As of February, the District is 99% collected on its taxes. Lisa McKenzie asked about the invoice from SAMCO. Ben Morse stated that it is for the annual Continuing Disclosure Report. President Chet Palesko reported on the 2026 preliminary values that were received from Travis County. The home values in the District came down. This decrease may impact the District's tax rate. Bookkeeper Allen Douthitt reported it was an overall \$50 million decrease. After discussion, President Palesko entertained a motion. Motion was made by Corey Newhouse 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.

The delinquencies for the month included 14 mailed notices, 6 door tags hung and no disconnects. District Manager Darald Berger reported that the price to hang the prior door tags was reduced by 50% per discussion with Lisa McKenzie. The Board noted that the delinquencies are still high. Lisa McKenzie asked what happens if residents still used the old address to the lockbox and District Manager Darald Berger advised the payments would be returned.

The resident enrollment in EyeOnWater is still at 60%. Corey Newhouse asked how that compares to other districts and District Manager Darald Berger and Bookkeeper Allen Douthitt stated Senna Hills has a high participation rate with EyeOnWater.

There was discussion about the gate to the roadway that leads to the wastewater treatment plant being left open on occasions. The District's operator reported that it is sometimes open when he arrives. District Manager Darald Berger advised that the plant is secure but agrees that the roadway gate should not be left open. President Chet Palesko stated that he does not believe there is any action needed on this topic.

District Manager Darald Berger reported that the water accountability was 96.7% for February. A corrected report was provided to the Board.

All facilities are in compliance for the month of February. There were 2.054 million gallons of wastewater treated, showing an average daily flow of 66,258 gallons, putting the wastewater treatment plant capacity at 66%, which is down a bit from the previous reporting.

District Manager Darald Berger reported on an excursion that happened in January, where the chlorine residual dropped below the permitted level of 1.0 to .98. There was a reporting issue that caused the level to not be recognized in the reporting. The excursion was noticed in February and by that time, the chlorine residual was back up to the required level. This issue has been reported to the TCEQ. This is in regard to the effluent reporting not potable water. Ron Preston discussed the sludge hauling invoice and asked what that was for. District Manager Darald Berger stated there were some failures at the wastewater treatment plant. One of the pumps that moves the effluent failed. Inframark was on site during the night and called for sludge hauling so the wastewater treatment plant did not overflow. There is too much flow to only run from one side of

the system. The issue was from an electrical failure with the effluent pump. Ron Preston asked in the future that these types of explanations be put in the operations summary for the agenda package. President Chet Palesko agreed and stated that the information was sent to him but not the full Board.

There was a proposal from the District's landscaper, Zane Furr, suggesting that the Rosevelt weeds need to be removed. These are outside of the boulders around the effluent pond.

District Manager Darald Berger reported on the operational items previously approved and the status.

Work on Lift Station #6 controller was completed. The pipe cleaning and debris haul off at Outfall #22 started but was not finished due to the arm on the skid steer not being long enough to clean the pipe out. The contractor will be back out to finish the job next week. Lisa McKenzie asked if the price for this job would be the same as originally priced and District Manager Darald Berger advised that the contractor would honor its original quote of \$4,614.49. The VFD project, which is replacing the two check valves with VFDs and a control panel is still pending. Inframark is waiting on parts, and it was advised that could be several more weeks before the parts are received. District landscaper, Zane Furr, completed the spring overseeding in the irrigation fields and medians. The Priority #2 repairs on the fire hydrants have been completed. The chains for Lift Stations 1, 3 and 5 have been ordered but are pending installation. The permeability pump at the wastewater treatment plant has been ordered but has not yet been received. Lastly, the mixer at the wastewater treatment plant has been ordered but has not yet been received.

Since Stage 2 watering restrictions will be in effect as of April 1<sup>st</sup>, President Chet Palesko asked that the signs get installed around the District.

The following are items for Board consideration:

1. Proposal from Inframark in the amount of \$2,262.00 for a spare Ebara process pump at the wastewater treatment plant (feeds chlorine system); and
2. Proposal from Inframark in the amount of \$5,922.00 for spare anoxic pumps (2), which are critical as they move the liquid through the membranes in the basins; and
3. Proposal from Inframark in the amount of \$555.00 for a replacement overload relay and contactor (starter) at the wastewater treatment plant.

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

Going back to the discussion on weeds around the pond, District Manager Darald Berger asked if he should get a quote from District Landscaper Zane Furr to remove them. President Chet Palesko noted that there is still the open issue on what to do between the pond liner and boulders,

as to prevention and removal of weeds within that area. Whatever the solution is, it is very important not to damage the liner.

District Manager Darald Berger reported that the chlorine injection system went offline and the vendor will review this issue. David I. Perl thought the system was new. If that is the case, then just chemicals will need to be purchased.

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. DATES FOR FUTURE BOARD MEETINGS

After discussion, the District's board meeting schedule will be as follows: May 1<sup>st</sup> (April board meeting), May 29<sup>th</sup>, June 26<sup>th</sup>, July 31<sup>st</sup> and August 28<sup>th</sup>. President Chet Palesko and Ron Preston reiterated that they will not be available on May 29<sup>th</sup> and mostly likely, Lisa McKenzie will not be available either. Ron Preston also stated that he will not be available for the June 26<sup>th</sup> board meeting.

14. RESIGNATION OF VICE PRESIDENT DAVID I. PERL

President Chet Palesko discussed the very unfortunate resignation by Vice President David I. Perl from the Board. Attorney Bill Flickinger stated that a very well-written resignation was received by David I. Perl, who is in the process of selling his home in the District.

David I. Perl stated that reflecting back on the years during his time on the Board, there have been many changes but there were only two constants, which are Chet Palesko and Rip Miller. He was happy that he found Corey Newhouse and Lisa McKenzie to join the Board. This has been a very effective Board and it has done a lot of things over the years. David I. Perl sent his best wishes to all and stated that he plans to run for election in a special water district at his new home in Colorado. David I. Perl thanked all that have been involved.

After reflection, motion was made by Lisa McKenzie and seconded by Ron Preston to accept David I. Perl's resignation as submitted. The motion carried unanimously.

15. RESOLUTION RECOGNIZING DAVID I. PERL'S SERVICE ON THE BOARD OF DIRECTORS

President Chet Palesko read aloud the Resolution Recognizing David I. Perl's service on the Board for inclusion in the audio of this meeting, as follows:

WHEREAS, Senna Hills Municipal Utility District (the "District") has been fortunate to have invaluable Directors on its Board; and

WHEREAS, David I. Perl has devoted his time in servitude on the Board of Directors of the District for a total of twenty-two (22) years. He served from 2004 through 2026; and

WHEREAS, David I. Perl has provided invaluable insight, perspective and guidance to the District during his time serving as a Board Member and on various committees; and

WHEREAS, David I. Perl will be leaving the Board of Directors of the District as of March 27, 2026, and

WHEREAS, the Board of Directors of the District wishes to extend its utmost appreciation to David I. Perl for all of his many contributions to the District.

This Resolution will be duly recorded in the permanent minutes of the District.

Motion was made by President Palesko and seconded by Ron Preston to adopt the Resolution as presented. The motion carried unanimously. David I. Perl was presented with a sealed original for his records.

16. APPOINTMENT OF DIRECTOR TO FILL DAVID I. PERL'S UNEXPIRED TERM OF OFFICE; STATEMENT OF APPOINTED OFFICER AND OATH OF OFFICE

President Chet Palesko discussed the current vacancy on the Board. An Application for Appointment was received from Ben Morse who expressed interest to join the Board. Both President Palesko and Lisa McKenzie met with Ben Morse to talk to him prior to today's board meeting. Ben Morse was previously a MUD general/bond attorney and now is a school district bond attorney. Attorney Bill Flickinger discussed the appointment process. After discussion, motion was made by President Palesko and seconded by Lisa McKenzie to appoint Ben Morse to fill the unexpired term of office for David I. Perl, which ends in November 2026. The motion carried unanimously. The Board then welcomed Ben Morse.

Jeniffer Concienne swore Ben Morse into office.

17. ELECTION OF OFFICERS

Due to a change on the Board, an election of officers must be held.

President Chet Palesko discussed the slate of officers. David I. Perl held the position of Vice President. Lisa McKenzie stated that she is happy to stay as Secretary of the Board. Ron Preston volunteered for the position of Vice President and Ben Morse will be appointed as Assistant Secretary. Motion was made by Lisa McKenzie and seconded by Corey Newhouse to elect Ron Preston as Vice President and Ben Morse as Assistant Secretary. The motion carried unanimously.

18. 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.

19. 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.

20. 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; PROPOSED MULTI-FAMILY DEVELOPMENT

This item will be discussed in closed session.

21. REQUEST BY PINNACLE PROPANE FOR EXPANSION OF FACILITIES IN SENNA HILLS

This item will be discussed in closed session.

22. ENFORCEMENT PROCEDURES IN CONNECTION WITH DROUGHT CONTINGENCY PLAN

This item was not discussed.

\*\*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. 7a, 11, 20 and 21.

The Board went into closed session at 8:28 a.m.

At 9:26 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.

Motion was made by Lisa McKenzie and seconded by Corey Newhouse to authorize the District's attorney to send the letter to Parkspring Multifamily with changes as discussed in Closed Session. The motion carried unanimously.

19. ADJOURN

President Chet Palesko adjourned the meeting at 9:27 a.m.



Chet A. Palesko, President

ATTEST:



Lisa S. McKenzie, Secretary

[SEAL]