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 October 23, 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:

Ron Preston – Vice President
Lisa S. McKenzie – Secretary
Corey Newhouse – Assistant Secretary
Ben Morse – Assistant Secretary

thus constituting a quorum. President Chet A. Palesko was absent.

Also present at the meeting were Hunter Hudson 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 participant Michael Miller.

Vice President Ron Preston presided over the board meeting.

3. PUBLIC COMMENTS

No public comments were made.

4. MINUTES OF PRIOR MEETINGS

Vice President Ron Preston entertained a motion for approval of the Minutes. Motion was made by Lisa McKenzie and seconded by Ben Morse to approve the Minutes of the September 25, 2026 meeting as presented. The motion carried unanimously.

5. REPORT FROM UTILIMATICS
   a. Bill of Sale
   b. Coordination with Inframark to obtain quote for vault taps, adapters and wall mounds for point-of-entry vaults
   c. Authorize sending Heliotrope recorder to Badger Meter for service if necessary
   d. Authorize contact with WTCPUA to request access to live data from its point-of-entry meters for integration into the District's data platform
   e. Written consent to display the District's name and logo on the Utilimatics' website and to identify the District as a client
   f. Direct Inframark to investigate the west entrance hydrant subgrade noise and east entrance hydrant flange seal as maintenance items; independent of the recorder option selection

Andrew Boyle reported to the Board that he was in the District last week and took possession of the new pressure recorder that will replace the one that was damaged when the car hit the fire hydrant. The Bill of Sale will transfer ownership of the new pressure recorder over to the District. At this time, Vice President Ron Preston entertained a motion. Motion was made by Lisa McKenzie and seconded by Ben Morse to approve the Bill of Sale as presented. The motion carried unanimously.

Andrew Boyle discussed his field findings and options regarding the pressure recorders throughout the District. First, he discussed the east entrance pressure recorder. Mr. Boyle tried to place the recorder on the hydrant by the vault that Inframark recently had done some work on, but the flange at the top of the hydrant was leaking when the hydrant was charged. He does not want to be the source of a leak, so he removed the recorder. One option is to repair the seal.

Secondly, the hydrant for the west entrance pressure recorder has been off for some time due to a hissing noise below grade when it is charged, which could indicate a leak. As stated, that hydrant is currently depressurized and has been flagged for inspection. The committee is aware of this situation. Most of the water that comes into the District's system comes through the west entrance. The options here are to either inspect the hydrant and figure out what is wrong with it or just have it repaired.

Andrew Boyle discussed the option of placing the two entrance pressure recorders down in the WTCPUA vaults. The flow meters that are on the District's side are already placed in that vaults. The Board is aware of the check valves having accuracy issues in the vaults. Mr. Boyle spoke with Badger Meters that oversees the pressure recorders, and they do not have any literature to say that pressure recorders that are in close proximity to check valves could cause interference with the recorder data. However, Badger Meters said that they heard from customers that it could cause issues. If the Board wants to move forward with putting the pressure recorders in the vault, the District will need to tap into the line downstream of the WTCPUA's meter on the District side of the meter. From that tap, a hose will need to be run to the pressure recorders. If that is done, then there would be no need to use the west and east entrance hydrants. The problem with this option is that the District would have to go through the expense of tapping the line and installing the pressure recorders to determine if accurate data would be provided. If accurate data is not received, then the pressure recorders would be placed back on the west and east entrance hydrants.

Mr. Boyle stated that he opened the covers to the vaults and temporarily placed the pressure recorders in there and tested the signal. It did not appear that the signal would be an issue during that testing. However, that cannot be proven unless the installation is done. Attorney Bill Flickinger noted that the vaults are the WTCPUA's and when the District installed the strap-on meters, the District had to obtain a License Agreement from the WTCPUA. This will likely cause an Amended License Agreement to be prepared if additional equipment is installed in the vaults. As discussed, there are pros and cons with this option.

Andrew Boyle reported that he was able to turn on the pressure recorder on the Milagro hydrant after the contractor who was working on the fiber optics finished their work. The recorder is back online, and no issues have been reported. District Manager Darald Berger provided the meter reads for the temporary construction water use to Mr. Boyle so that he could use that information.

The Heliotrope pressure recorder has had issues, and no data has been received since August 2026. The recorder works as a remote telemetry unit. It remotely calls the network and then provides the data. The fix could be as easy as removing the recorder and looking to see if there is a bad connection, if that is the case, Utilimatics could fix it. If not, they would need to send it to Badger Meters for inspection. The minimum cost for Badger Meters to inspect it is $390.00, which would apply to any repairs. Mr. Boyle explained that the recorder is reading pressure but is not calling the network to provide the data.

Andrew Boyle would like to get authorization to contact the WTCPUA and request access to its live data from its point-of-entry meter. The committee is aware of this request as well. Mr. Boyle would like to have this data to determine if it is better than the data from the meters that are currently in the vault. This data would allow Utilimatics to find the leaks faster.

Utilimatics has their new website up and would like to have the District's consent to display the District's name listed as a client.

Going back to the east and west entrance pressure recorders, Inframark is working on a quote for repairing those two hydrants versus installing the recorders in the vaults.

Vice President Ron Preston went over the requested action items and entertained the following motions:

Motion was made by Ben Morse and seconded by Lisa McKenzie to authorize sending the Heliotrope pressure recorder to Badger Meters for repair at a minimum cost of $390.00. The motion carried unanimously.

Motion was made by Lisa McKenzie and seconded by Ben Morse to provide consent to Utilimatics to display the District's name and logo on their website as a client. The motion carried unanimously.

Motion was made by Lisa McKenzie and seconded by Ben Morse to authorize Andrew Boyle to contact the WTCPUA and request access to its live data from its point-of-entry meters. The motion carried unanimously.

There was additional discussion on the repairs to the east and west entrance hydrants. Lisa McKenzie stated that they should be repaired. District Manager Darald Berger has a repair quote for the east entrance hydrant for $1,503.00. Andrew Boyle stated that the repair to the east entrance hydrant is not necessary if the seal is going to be replaced to stop the dripping while the hydrant is charged. He would not consider this a necessary repair unless the pressure recorder was going to be installed back on the hydrant. The discussion went back to repair of the west entrance hydrant. This hydrant may actually be leaking underground and probably should be considered for repair. Mr. Berger discussed the noise associated with that hydrant. To determine what is causing the noise with that hydrant, it will need to be excavated at a cost of $3,605.00. If it is determined that the west entrance hydrant is bad, Mr. Berger stated that Inframark has a hydrant from its North Texas facility that the District can have for free. The hydrant is two years old and has never been used. Mrs. McKenzie inquired about putting the pressure recorders in the vaults and explained to Mr. Boyle that after the District went through the expense of putting the strap-on meters in the vaults and then did not get the data that they expected, it was disappointing and does not want to go through that again. After further discussion, Mr. Boyle confirmed that the vault is a confined entry area and he shares the same concerns. After further discussion, the Board agreed that putting the pressure recorders back on the hydrants would be a better and more predictable approach. Mr. Berger stated that the quote to put the pressure recorders in the vaults was $5,300.00. Mrs. McKenzie is ok with having both hydrants repaired. Motion was then made by Lisa McKenzie and seconded by Ben Morse to repair both the east and west entrance hydrants and install the pressure recorders on them. The motion carried unanimously. Mr. Boyle asked Mr. Berger that before Inframark begins excavation of the west entrance hydrant, they charge the hydrant so that they can determine if they are hearing the same noise that he is so that there is double confirmation of this issue.

6. RESOLUTION ESTABLISHING OFFICES AND MEETING PLACES

Attorney Bill Flickinger stated that the Resolution needed to be updated with Consor's new address. As required, this Resolution will be filed with the TCEQ and published in the *Lake Travis View*. Vice President Ron Preston entertained a motion. Motion was made by Ben Morse and seconded by Lisa McKenzie to adopt the Resolution Establishing Offices and Meeting Places as presented. The motion carried unanimously.

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

Vice President Ron Preston stated that Inframark sent out information that the WTCPUA moved to Stage 2 watering restrictions, therefore the District moved to Stage 2 effective October 15th. The watering restriction is still once per week, but residents can water twice a day from 6-10 AM and 7-10 PM.

8. LCRA COST-SHARING PROGRAM

This item was not discussed.

9. ENGINEER'S REPORT ON SOME OR ALL OF THE AGENDA ITEMS
   a. Effluent Irrigation System Improvements
   b. Re-seeding and maintenance of effluent irrigation areas to comply with current permit
   c. Water, Wastewater & Drainage O&M
   d. Fountain(s) for effluent pond

Engineer Stephen Jones stated that he has been working with Lisa McKenzie on the effluent irrigation system improvements project. Mrs. McKenzie reported that the HOA's attorney stated that he finally received the retainer for work on the License Agreement. Mrs. McKenzie provided the attorney with the information that was provided by Mr. Jones, which was the drawings, the map from the HOA and the plat. The attorney believes the plat will be sufficient for preparing the License Agreement. Mr. Jones stated that the plat defines the limits of the right-of-way and that should be all that is needed. Once the License Agreement is drafted, the HOA will need to execute it. However, that may be an issue since the HOA board member terms are ending and they are not sure if the HOA will consist of a full board. Vice President Ron Preston mentioned that there is an upcoming HOA board meeting next week. Hopefully, the License Agreement can be recorded with Travis County this year.

It was reported that District Landscaper Zane Furr completed the fall overseeding.

Engineer Stephen Jones reported on the status of the fountains in the effluent pond. Mr. Jones provided photos for review and reported that the fountain manufacturer sent the contractor the wrong part for installation. The impeller had a faulty guard installed on both pumps. The effluent pond is not what caused these issues, it was not having the correct part that caused the pump failures. The new parts are on order and once they are received, Mr. Jones will be onsite with the contractor to ensure correct installation. Lisa McKenzie discussed the process of bidding and awarding this contract and the failure falls on the manufacturer by providing the wrong part. The contractor currently has possession of both pumps.

10. 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.

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

Engineer Stephen Jones reported that the District's website was updated with the MS4 required information and link for reporting illicit discharge into the system. Mr. Jones will continue working on all items for MS4 compliance.

District Manager Darald Berger reported that the MS4 survey still has not been sent out. The District has 75% of resident emails and the Board directed him to get the survey sent out. Engineer Stephen Jones stated that he will handle the annual reporting to the TCEQ.

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

Bookkeeper Allen Douthitt reported on the financials through September, which is the end of the fiscal year. Mr. Douthitt explained that at the end of the fiscal year, that is when some of the funding will fall out of the budget. In particular, the effluent irrigation improvement project and then by offsetting revenue costs. The amount on the balance sheet for those items is $189,000. Mr. Douthitt also had an item for fence repair and a placeholder for building an additional reserve to replace the wastewater treatment plant membranes when needed. These notes are not final but appear to have generated approximately $240,000 in surplus for the year. Due to the tax rate being lowered, some of that surplus will be spent down next year. Mr. Douthitt presented an updated Cash Activity Report. President Chet Palesko's per diem will be voided due to his absence. Lisa McKenzie inquired about the SHL true-up for the annual overseeding, mowing and maintenance of the irrigation areas. Attorney Bill Flickinger stated that he will begin working on the letter to SHL and have it for the November board meeting. Mr. Douthitt will pull the invoices and provide them to Mr. Flickinger's office. Mr. Douthitt indicated that the District's Quarterly Investment Report was included for consideration. After discussion, Vice President Ron Preston entertained a motion. Motion was made by Lisa McKenzie and seconded by Ben Morse to approve payment of the vendor invoices and per diems and to authorize the fund transfers as presented. The motion carried unanimously. Motion was then made by Lisa McKenzie and seconded by Ben Morse to approve the Quarterly Investment Report as presented. The motion carried unanimously.

13. DISTRICT MANAGER'S REPORT ON OPERATIONS

a. Wastewater Treatment Plant
b. Distribution System – Billing & Adjustments
c. Collection System
d. Drainage/Ponds
e. Customer Requests
f. Landscape Maintenance Contracts; Additional landscaping services
g. Inspections of HOA effluent irrigation system
h. District website issues

District Manager Darald Berger reported a request for a leak adjustment by a new resident. The new resident was not aware of the Eye-On-Water requirement for consideration of a leak

adjustment. If the Board is willing to approve this adjustment as an exception to the rule, it will provide the resident with a $155 credit. The 60,000 gallons of usage will be charged at the lowest tiered rate. Attorney Bill Flickinger commented that last year, the Board denied a leak adjustment due to the resident not being on Eye-On-Water and the leak being in the irrigation system. Since that time, the Rules were amended to allow leak adjustments for below ground irrigation systems. The key issue on this current leak adjustment request is if the leak was there when the resident moved in or did it happen after they moved in. It also appears that this resident filled out an older version of the Service Application that did not indicate Eye-On-Water as a requirement for leak adjustments. Lisa McKenzie stated that she worked on the new Service Application to provide that requirement. District Manager Darald Berger stated that the resident did not use the on-line Service Application and somehow obtained a paper copy of an older Service Application. The resident moved in in June, and the leak repair was made in September. The August billing was their first water bill. Mrs. McKenzie noted that even with a leak adjustment, they will still pay for the water usage, but just at a lower tiered rate. After discussion, the consensus was to grant the leak adjustment with an exception due to the resident not being properly notified by Inframark that Eye-On-Water was a requirement due to completing an older version of the Service Application. Motion was made by Ben Morse and seconded by Lisa McKenzie to grant an exception for a leak adjustment credit in the amount of $155.00 due to not being provided the correct Service Application that notes the Eye-On-Water requirement. The motion carried unanimously.

District Manager Darald Berger then discussed his manager's report.

The delinquencies for the month included seven mailed notices, six door tags hung and zero disconnects.

Current enrollment for EyeOnWater is 62%.

District Manager Darald Berger reported that the District's water accountability was 92.1% for September. Vice President Ron Preston noted that the water accountability continues to trend down. The pressure recorders need to be put back online for monitoring. There were 2.127 million gallons of wastewater treated, showing an average daily flow of 68,613 gallons, putting the wastewater treatment plant capacity at 69%.

Vice President Ron Preston commented on the timeline for the chemical drum being removed at the wastewater plant. District Manager Darald Berger advised that the drum is still over a quarter full and its contents will need to be disposed of prior to removing the drum.

District Manager Darald Berger reported on the operational items previously approved and the status of each. The replacement of the effluent Cla-Vals with check valves and a control panel has been completed. The spare mixer for the wastewater plant has been received. The cleanout of Lift Station #6 located behind the effluent pond has been scheduled. Zane Furr completed the winter overseeding. The annual calibration of five meters, consisting of influent and irrigation meters has been scheduled and should have been completed, but needs to be confirmed. The spare Elliot overload relay has been ordered. The spare anoxic pump from Pumps of Texas has been ordered. Lastly, the spare Ebara pump/motor was ordered and received but had to be used last week due to failure of a low-level pump. The District no longer has a spare pump.

District Manager Darald Berger then discussed the following items for Board consideration:

1. Purchase of a spare Ebara pump/motor in the amount of $1,221.87.

Vice President Ron Preston entertained a motion. Motion was made by Lisa McKenzie and seconded by Corey Newhouse to approve the expenditure of $1,221.87 as discussed above. The motion carried unanimously.

2. Purchase of a ball check valve in the amount of $496.84 from Corr Tech.

Vice President Ron Preston entertained a motion. Motion was made by Corey Newhouse and seconded by Lisa McKenzie to approve the expenditure of $496.84 as discussed above. The motion carried unanimously.

3. Authorize Zane Furr to provide additional cleanup of limbs at the Strawflower pond and lot on Gilia.

After further discussion, this item was put on hold.

4. Approve expenditure of $169.91 for stormwater lid replacement near 1700 block of Allium.

Vice President Ron Preston entertained a motion. Motion was made by Lisa McKenzie and seconded by Corey Newhouse to ratify the expenditure of $169.91 above due to being a safety issue in the sidewalk. The motion carried unanimously.

5. Authorize additional mowing as requested by Zane Furr per the District's permit.

After discussion of the costs submitted, it was apparent that it was the wrong quote. Vice President Ron Preston entertained a motion. Motion was made by Ben Morse and seconded by Lisa McKenzie to authorize the committee to approve Zane Furr's correct quote for additional mowing of the irrigation areas as requested per the District's permit, up to $7,000.00. The motion carried unanimously.

6. Information item only – Lift Station #3 has a pump that is failing. Inframark has requested quotes for repair and replacement options.

District Manager Darald Berger advised no further action is needed.

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

Lisa McKenzie reported that this morning, she noticed that the street was wet and should not have been. The operations report showed the HOA used two times the amount of potable water from last year. With the watering restrictions that have been in place, that amount should not have been used. Mrs. McKenzie asked if the District is doing what is adequate in regard to the HOA's irrigation system. The HOA is providing monthly reports, however the District is not conducting inspections of the system. Vice President Ron Preston noted that the irrigation system should be maintained. There is a concern about e-bikes riding along the west entrance on the hills and median, which could possibly take out sprinkler heads. Attorney Bill Flickinger noted that once the irrigation improvements have been completed, the District will need to amend the Effluent Disposal Agreement with the HOA. Vice President Ron Preston suggested addressing these concerns with the new HOA board after next week's changeover.

15. DATES FOR FUTURE BOARD MEETINGS

The Board meeting dates have been scheduled through February, 2027. After discussion, the District's board meeting schedule is as follows: November 20th, December 18, 2026, January 29th and February 26, 2027.

16. DIRECTORS ELECTION
    a. Any and all other actions that are necessary or appropriate related to the Directors' Election

Attorney Bill Flickinger advised there is no action necessary at this time. Next month, President Chet Palesko and Assistant Secretary Ben Morse will be sworn in for their new term. The Board will also need to elect officers.

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

There was no SHL representative present at the meeting.

18. 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.

19. 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 was not discussed.

20. REQUEST FOR PROPOSALS FOR MANAGEMENT AND OPERATION SERVICES

Lisa McKenzie reported that the committee sent out Statement of Qualifications to three companies. The deadline to respond is October 30, 2026.

21. ENFORCEMENT PROCEDURES IN CONNECTION WITH DROUGHT CONTINGENCY PLAN

This item was not discussed.

22. ADJOURN

Vice President Ron Preston adjourned the meeting at 8:45 a.m.

Chet A. Palesko, President

ATTEST:

Lisa S. McKenzie, Secretary

[SEAL]