

RUBY RANCH WATER SUPPLY CORPORATION
Meeting Minutes for June 19, 2025

Attendees: Thomas Doebner
Dale Olmstead
Chris Whittenhall
Raul Saldivar

Excused: Marcus Krause
Kevin Rodriguez
Lynn Blackmore

Professional Consultant:
Tim Young (PGMS)
Liza Saldana (PGMS)
Scott Christians (Website Consultant)

Public: Steven Selger

Meeting opened for business at 7:00 pm, via Zoom Conference and Video Call.

1. Chris Whittenhall called the meeting to order and determined that a quorum had been established.
2. A motion was made by Thomas Doebner and seconded by Raul Saldivar to approve the minutes for the May 22, 2025 Regular Meeting. Motion carried 4-0.
3. Tim Young provided the Board with the Monthly Water System Operations Report dated June 19, 2025. RRWSC pumped 2,153,300 gallons with 1,785,100 gallons sold in May. There was 16.12% net water loss for May, but Tim was skeptical of this number.
4. Tim Young stated there were 2 regular bacteriological samples taken from the distribution system during the month of May 2025 indicating no coliform organisms found.
5. Tim Young stated there were 248 active connections in May 2025 with a total current charge of \$36,978.03.
6. BPAT Certification Compliance status, with the 2025 Backflow cycle started, 24 passing certificates and 1 pending BFP removal have been received thus far. PGMS has drafted the 2025 second request letter that will be sent with the next water bills.
7. Tim Young brought the Board up to date on the Advanced Meter Infrastructure (AMI) Replacement Project. PGMS with the assistance of Core and Main/Neptune downloaded monthly meter reads on May 19th. Four new meters failed to report and were inspected individually. Two meters failed to connect with Neptune360 despite accurately reading customer use, one had a mis-entered MIU number, and one meter failed shortly after installation, and it will be replaced by Core and Main/Neptune.

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8. On May 30, 2025, API credentials were shared to allow communication between Neptune360 and VertexOne. RVS reports that they will not need API Interface. API is Application Programming Interface. The API credentials act as a “password” to allow one application to communicate with another. In this case it unlocks communication between Neptune and VertexOne. On June 2, 2025, Ruby Ranch WSC was added to the VertexOne SDK. SDK is Software Development Kit. This acts to enable communication between Neptune360 and VertexOne, previously unlocked with API Credentials. On June 9, 2025, RVS requested SFTP Credentials. SFTP (Secure File Transfer Protocol) is a secure method for transferring files over a network, leveraging SSH (Secure Shell) for encryption and authentication. To use SFTP, you need specific credentials and configurations to establish a secure connection. June 17, 2025, Agatha Anugerah of VertexOne requested a recurring, biweekly meeting with PGMS/RRWSC, Neptune, VertexOne, and RVS through the launch of the customer portal. Ryan of RVS says that RVS cannot commit to future recurring meetings but will make himself available as needed by telephone. VertexOne seems fine with that.

9. Agatha Anugerah gave PGMS the following update to the project: Overall, we’ve completed 25% of the project. The data accuracy check can go fast depending on how soon the validation will be completed by Ruby Ranch team and with 250 accounts we will target by 6/26. We’re operating in a 2 week development cycle and the earliest we can start development is 7/1 complete 7/15. However, if the deadline is missed then it will go to the next development cycle which is 2 weeks later (starts 7/15 complete by 7/29). Once we complete our development, will perform QC of the system for about a week.

Pre-Phase-	CIS develop data files (COMPLETED)
Phase 1-	Data accuracy check (target by 6/26)
Phase 2-	Development and QC of system (3-4 weeks) (target by 7/22)
Phase 3-	System review and validation with Ruby Ranch team, training and launch preparation (target by 8/8)

10. Scott Christians stated he has been working with PGMS on the progress of the AMI and monitoring all communications.

11. Tim Young stated he has reported AMI progress to BSEACD after each RRWSC Board Meeting.

12. Dale Olmstead asked Tim if there would be additional training sessions or videos available to Board members. Tim stated he could set this up right away.

13. Tim Young stated he expected two well meters which were the wrong size and 14 ¾” long Meters would be installed by the end of next week.

14. Tim Young stated the auto debit program continues to work as planned. ACH payments were initiated on June 10th with no issues, with debits from 128 accounts.

15. Tim Young stated Advanced Water Well Technologies installed a new pump and motor to well #1 on Tuesday, June 10th. The installation was completed without issue. However, when completing their standard flush-out and pumping test, the well drew down to the bowls and began cavitating. AWWT recommended throttling back the well by 20%-30% until the aquifer recovers. Alternatively, a combination VFD and Transducer may be installed like well #4. Until

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that is installed or the aquifer recovers, the well will be manually throttled to avoid cavitation and subsequent damage.

16. During the month of May, RRWSC used water from Wells #2, #3, #4 and #5. The Plant duty timers have been reset to give Plant #2 additional runtimes to allow additional water to be pulled and used from well #5. Well #5 has been blended with well #4 at a 40/60 rate. The most recently collected sample of the well #5 water indicated arsenic concentrations below the “minimum detectable limit”. With this information the blending ratio will be readjusted to take more water from well #5. The next minerals and metals sample is scheduled for the first week of July. PGMS shall adjust the blend ratio as needed to maintain compliance with TCEQ and BSEACD arsenic concentration limits.

17. Tim Young stated Maguire inspected the Plant #1 pressure tank and GST #2 and no issues were found. PGMS will report that the pressure tank was in great shape. There were minimal signs of corrosion. In fact, the water line was barely visible. Maguire then inspected Plant #2 GST #1 where no issues were noted. They will return to inspect Plant #1 GST #1 and Plant #2 PST and GST #2. The scheduling has been tempered by the failure of Well #2 and now Well #1.

18. Thomas Doebner asked Tim to contact BSEACD to inform them that RRWSC has ended the Rebate Program.

19. Dale Olmstead stated he would have a copy of the UDCP placed on the web site for customer information regarding methods to help reduce water usage during drought conditions. The latest version of the UDCP dated October 24, 2024 will be placed on the web site.

20. Treasurer Thomas Doebner provided the Board with the RRWSC 2025 Cash Flow thru May 2025 and stated there was nothing unusual and the Corporation was in good standing. Thomas stated that RRWSC is close to finishing payment for AMI installation of approximately \$166,000.

21. Dale Olmstead suggested adding to the next monthly newsletter that BSEACD is very close to considering Exceptional Stage 4 Drought conditions based on Lovelady Well readings.

22. It was determined to have the next RRWSC Zoom Meeting on Thursday, July 17, 2025, at 7:00 pm.

23. A motion was made by Thomas Doebner and seconded by Dale Olmstead to adjourn. Motion carried 3-0 and the meeting adjourned at 9:00 PM.

Respectfully submitted,

Steven Selger, Public Secretary