

RUBY RANCH WATER SUPPLY CORPORATION
Meeting Minutes for February 12, 2026

Attendees: Thomas Doebner
Dale Olmstead
Chris Whittenhall
Gary Jack
Raul Saldivar

Excused: Marcus Krause
Lynn Blackmore

Professional Consultant:
Tim Young (PGMS)
Lisa Nevarez (PGMS)
Patrick King (PGMS)

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 January 8, 2026 Regular Meeting. Motion carried 5-0.
3. Tim Young provided the Board with the Monthly Water System Operations Report dated February 12, 2026. RRWSC pumped 1,610,700 gallons with 1,549,400 gallons sold in January. There was 6.04% net water loss for January.
4. Tim Young stated there were 2 regular bacteriological samples taken from the distribution system during the month of January 2026 indicating no coliform organisms found.
5. Tim Young stated there were 248 active connections in January 2026 with a total current charge of \$38,418.40.
6. BPAT Certification Compliance status, there is no update to the 2026 BPAT program. PGMS will contact any customers who have not filed their report directly.
7. Tim Young brought the Board up to date on the Advanced Meter Infrastructure (AMI) Replacement Project. It was reported last month that the meters serving Wells #4 and #5 have registered usage properly but have failed to connect with the Neptune 360 system. They currently show an error online. Core and Main sent a tech to the well heads to verify both were installed correctly and were able to communicate. With these being verified Cody Richardson began looking for the error within the software and could not find anything. Core and Main have ordered two new meters for Wells #4 and #5 with an anticipated arrival of February 20th and installation to be done by February 27th. Now that all meters have been upgraded, PGMS shall change meters that fail to register water use.

Ruby Ranch Water Supply Corporation
Meeting Minutes
February 12, 2026

8. Vertex One Highlights:

In the Last Month:

- 50 customers logged into their Vertex I account.
- 5 customers created accounts bringing the total to 127 accounts.
- 16 automated conversations were had with customers. Most concerned leak notices.
- 197 “Continuous Leak” alerts went out to customers. Almost all alerts were triggered by customers dripping faucets during the freeze.
- 11 “Burst Leak” alerts went out to customers. Roughly half were during the freeze.
- 87 “High Use” alerts went out to 27 customers. About one-third of the alerts were triggered by the customer’s daily use doubling. The remainder went to customers who used more than 250 gallons in one day. Several customers received multiple alerts. It appears many of these were also related to freeze protection.
- 73 “Unexpected Use” alerts went out to 6 customers. 3 customers have set realistic goals of 250, 400, and 600 gallons per day and received notice for going over that amount. The remainder of alerts went to customers with the trigger set at zero gallons. PGMS has not received any calls from customers regarding these.

9. On February 6th, PGMS received a call from Hunter Allen that the system was being deactivated due to an annual service quote not being approved. Tim Young immediately called Hunter and informed him that the quotation had been approved, and we are waiting on the actual invoice. They reversed the deactivation then and PGMS cut a check to Core and Main for the invoice. The service was down for 30 minutes with one customer affected.

10. Tim Young stated the auto debit program continues to work as planned. ACH payments were initiated on January 13th with no issues, with debits from 131 accounts.

11. Well #1 repair. To date Well #1 is still out of service. All information collected by AWWT and PGMS has been forwarded to Joe Vickers for his opinion. Mr. Vickers initial thought is the well screening may be clogged or partially clogged and is restricting water transfer from the aquifer to the well casing. The Board has authorized PGMS to have the pump and motor pulled in order to use a camera down well to check the well screening. Tim Young stated he would take care of this work and inform the Board of the results. Well #2 is working but at reduced levels of water due to aquifer capabilities under the present drought conditions. To date, Well #3 is performing normally but still needs installation of a VFD and line filter.

12. Meter change-outs. Well #4 and Well #5 meters will likely have to be swapped out as they will not connect with the Neptune 360 program. Core and Main reports that the meters will be shipped on February 16th with an anticipated delivery by February 20th. Installation should be done by February 27th.

13 During the month of January, RRWSC used water from Wells #2, #3, #4 and #5. The duty timers were not changed in the last reporting period. Plant #1 maintains the system from 12A to 6A with Plant #2 maintaining the remainder. With these changes, Plant #2 produced 72% to 73% of the water used with Plant #1 making up the difference.

Ruby Ranch Water Supply Corporation
Meeting Minutes
February 12, 2026

14. During the last reporting period Well #5 maintained a blend rate with Well #4 of 62/38 during the last reporting period. PGMS will continue to adjust the blend to allow the extraction of as much Well #5 water as possible and maintain compliance with arsenic, iron and sulfates. The most recently collected sample of the Well #5 water indicated arsenic concentrations are still well below the actionable limit. Future sampling will include metals and minerals collected from both raw Well#5 water and distribution water. PGMS shall adjust the blend ratio as needed to maintain compliance with TCEQ and BSEACD arsenic concentration limits.

15. ASR Project: RRWSC has continued to pump water from Well #5 and blended it with water from Well #4. Recent sampling continues to show low arsenic levels which allows more water to be taken from Well #5.

16. Tim Young stated Maguire inspected all four ground storage tanks on February 2, 2026. These were visual inspections intended to satisfy TCEQ requirements of annual inspection. Three tanks showed no major issues and should be fine until aquifer levels allow the WSC to drain tanks for closer inspection. Tank #2 however was full of “cloudy water.” The inspector, along with Tim Young, figured the tank is not turning over and the water inside has gone stale. Possible reasons may lead to this condition like, unlevel fill points, failing valves or unbalanced draw points. PGMS will investigate and attempt to determine the source of the cloudy water.

17. Tim Young stated BSEACD is close to initiating Stage IV drought conditions. Probably occur mid-March and take affect April.

18. Tim Young stated a meeting has been set up with BSEACD on February 17th for a personal demonstration of the AMI meter set up and operation.

19. After some discussion, the Board has directed PGMS to inform property owners of lot 98 that irrigation is not permitted under present drought conditions.

20. Thomas Doebner and Dale Olmstead again asked when RVS software replacement used by PGMS would be changed out. Again Dale Olmstead would like to receive a specific date. Tim Young stated he would follow up on this issue.

21. Tim Young stated, due to PGMS winterizing operations, no freeze issues had occurred to the water system.

22. Thomas Doebner requested Tim Young to check for possible changes or upgrades to the water system now that extra funds are available. One item discussed would be replacement of the older, smaller storage tank at Plant #1. Tim Young also mentioned investigating replacing the old Turner Controls at both plants given that they are no longer supported.

23. Tim Young stated PGMS had completed the Water Use Survey for calendar year 2025 and will have it sent to the Texas Water Development Board.

Ruby Ranch Water Supply Corporation
Meeting Minutes
February 12, 2026

24. Treasurer Thomas Doebner provided the Board with the RRWSC 2026 Cash Flow thru January 2026. The Corporation presently has four 24- month CD's of \$50,000 each to come due on a 6-month stagger. Thomas stated there was nothing unusual and the Corporation was in good standing. Thomas will also have a Cash Flow, Balance Sheet and Budget prepared for the annual meeting on April 16th.

25. Steve Selger stated he will prepare the Annual Meeting Letter, Annual Meeting Agenda and Resolution Regarding Uncontested Director Election to be approved at the next meeting. These documents will then be sent to all RRWSC customers.

26. Chris Whittenhall stated the news letter should be ready to be sent next week to RRWSC customers.

27. It was determined to have the next RRWSC Zoom Meeting on Thursday, March 5th, 2026, at 7:00 pm.

28. A motion was made by Dale Olmstead and seconded by Raul Saldivar to adjourn. Motion carried 5-0 and the meeting adjourned at 8:30 PM.

Respectfully submitted,

Steven Selger, Public Secretary