

RUBY RANCH WATER SUPPLY CORPORATION
Meeting Minutes for March 5, 2026

Attendees: Thomas Doebner
Dale Olmstead
Chris Whittenhall
Gary Jack

Excused: Marcus Krause
Lynn Blackmore
Raul Saldivar

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 Dale Olmstead to approve the minutes for the February 12, 2026 Regular Meeting. Motion carried 4-0.
3. Tim Young provided the Board with the Monthly Water System Operations Report. RRWSC pumped 1,315,800 gallons with 1,299,100 gallons sold in February. There was .51% net water loss for February.
4. Tim Young stated there were 2 regular bacteriological samples taken from the distribution system during the month of February 2026 indicating no coliform organisms found.
5. Tim Young stated there were 247 active connections in February 2026 with a total current charge of \$29,176.00.
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. The two ordered replacement meters have been delivered and are set to be installed immediately.

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8. Vertex One Highlights:

In the Last Month:

- 36 customers logged into their Vertex I account.
- 3 customers created accounts bringing the total to 130 accounts.
- 5 automated conversations were had with customers. Most concerned leak notices.
- 50 "Continuous Leak" alerts went out to customers.
- 8 "Burst Leak" alerts went out to customers. The VertexOne indicates that the leaks have been repaired or otherwise shut off.
- 63 "High Use" alerts went out to 27 customers.
- 47 "Unexpected Use" alerts went out to several customers. A minority of the notices went to customers who have set target goals. 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. The Neptune 360 and VertexOne portals are operating as they should.

10. RRWSC and PGMS met with the BSEACD at their office on February 17th to present the AMI metering project and early results. The District was more than pleased with the drastic reduction in customer water use and in the WSC's overall reduction in water loss. The District was so impressed that they would like to report to the public about the AMI project in their next "Well Owners Spotlight" newsletter.

11. Tim Young stated the auto debit program continues to work as planned. ACH payments were initiated on February 10th with no issues, with debits from 134 accounts.

12. Well #1 repair. Well #1 was pulled on March 3rd and video is scheduled for March 6th. The pump and motor were taken to the AWWT shop for inspection. The pump should be in good shape as it has only pumped 15K gallons. To date, Well #3 is performing normally but still needs installation of a VFD and line filter. Tim will try to contact Keith Seibert to find out the reason for the delay. The Board suggested looking into another person or company if necessary.

13. Meter change-outs. New meters to serve Well #4 and Well #5 have been delivered and will be installed asap.

14. During the month of February, 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. Plant #2 produced 72% of the water used with Plant #1 making up the difference.

15. During the last reporting period Well #5 continues to maintain 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.

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16. 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.

17. 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. PGMS has yet to receive the tank inspection reports or invoice for the services. A phone call was made and message left with Maguire for an update. Any update will be forwarded as soon as Tim gets it. Tank #2 at Plant #2 however was full of "cloudy water." The inspector, along with Tim Young, figured the tank was not turning over and the water inside had gone stale. Tim plans to drain the stagnant water just before the next meter readings to be sure monthly water usage stays below the BSEACD allocations. Tim plans to study possible ways to prevent water from stagnating.

18. Tim Young stated there were 5 excessive water usage letters sent in February.

19. Thomas Doebner requested Tim Young to send receipts for the Rebate Program to the District.

20. Dale Olmstead stated the District would allow RRWSC to work on setting up their own UDCP and excessive monthly water use numbers. Also there is no requirement for certified mailings. Dale and Tim Young agreed to work on a final UDCP draft.

21. Thomas Doebner stated BSEACD will most likely initiate Stage IV drought conditions to take affect early April.

22. Thomas Doebner and Dale Olmstead continued discussion with Patrick King about RVS software replacement. Patrick King stated he would continue to study possible alternatives.

23. Dale Olmstead requested Tim Young look into making physical improvements to the water system such as replacing the Turner Controls which are no longer supported. A more up to date control panel could be purchased and installed. Thomas Doebner suggested replacement of the older, smaller storage tank at Plant #1. Tim stated he would study both these objectives and get back to the Board.

24. Thomas Doebner stated that last months Water Words News Letter prepared by Chris Whittenhall was well done and made some suggestions to next months news letter.

25. The Board continued discussion of the upcoming annual meeting scheduled for April 16, 2026. There have been 4 applications received for the 4 Board position openings which allows the Board to adopt a Resolution electing unopposed director candidates. The meeting packet containing the cover letter, agenda and resolution need to be sent to the membership by March 17, 2026.

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26. A motion was made by Thomas Doebner and seconded by Dale Olmstead to approve the Annual Meeting Letter. Motion carried 4-0. A motion was made by Thomas Doebner and seconded by Dale Olmstead to approve the Annual Meeting Agenda. Motion carried 4-0. A motion was made by Chris Whittenhall and seconded by Thomas Doebner to adopt a Resolution declaring Lynn Blackmore, Gary Jack, James Neil and Dale Olmstead as Directors of RRWSC and canceling the April 16, 2026 Director's Election. Motion carried 4-0. These documents will be sent to RRWSC customers and lot owners. The documents will also be placed on the RRWSC website after the mailing.

27. It was determined to have the next RRWSC Zoom Meeting on Thursday, April 16th, 2026, at 6:00 pm. The Annual Meeting is scheduled for Thursday, April 16th, 2026 at 7:00 pm.

28. A motion was made by Thomas Doebner and seconded by Dale Olmstead to adjourn. Motion carried 4-0 and the meeting adjourned at 8:30 PM.

Respectfully submitted,

Steven Selger, Public Secretary