

RUBY RANCH WATER SUPPLY CORPORATION
Meeting Minutes for April 16, 2026

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

Excused: Marcus Krause

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

Public: Steven Selger
Al Gmitter

Meeting opened for business at 6:00 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 Dale Olmstead and seconded by Raul Saldivar to approve the minutes for the March 5, 2026 Regular Meeting. Motion carried 6-0.
3. Patrick King provided the Board with the Monthly Water System Operations Report dated April 16, 2026. RRWSC pumped 1,395,600 gallons with 1,338,000 gallons sold in March. There was 3.36% net water loss for March.
4. Patrick King stated there were 2 regular bacteriological samples taken from the distribution system and one special sample from Well #5 during the month of March 2026 indicating no coliform organisms found.
5. Patrick King stated there were 248 active connections in March 2026 with a total current charge of \$29,496.50.
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. Patrick King brought the Board up to date on the Advanced Meter Infrastructure (AMI) Replacement Project. Since the last reporting, the new meters serving Wells #4 and #5 have communicated as they should with the VertexOne system. During a routine site visit in mid-March, the operator found the Well #5 reading scrambled on the meter register. Timothy Young spoke with Mr. Hunter Allen and they have agreed to reinstall the original meter head along with the new MIU. They reportedly will have the work done in the next two weeks.

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8. Vertex One Highlights:

For the month of March 2026;

- 36 customers logged into their Vertex I account.
- 4 customers created accounts bringing the total to 134 accounts.
- 10 automated conversations were had with customers. Most concerned leak notices.
- 9 “Continuous Leak” alerts went out to customers.
- 1 “Burst Leak” alert went out to a customer. Customer reported that they had no leaks.
- 127 “High Use” alerts went out to a handful of customers. In each case their usage was 1.5 times normal use. Most appear to be increased seasonal use.
- 133 “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. BSEACD has recognized Ruby Ranch WSC in their latest issue of “Well Owner’s Spotlight.” The District again noted how impressed they are with the results of the AMI program.

11. Patrick King stated the auto debit program continues to work as planned. ACH payments were initiated on March 11, 2026 with no issues, with debits from 133 accounts.

12. Well #1 repair. Well #1 was pulled on February 3rd and video was performed on March 4, 2026. Camera inspection of Well #1 showed the casing and well bore to be in near new condition. There are no visible obstructions or impedances to the water flow. Joe Vickers and Timothy Young do not believe the production issue is caused by mechanical failures of the casing or bore. The Board agreed that a pump test of the well would not be necessary and very costly. It was decided that the well needs the installation of a VFD and line filter. Up to now there has been a concern that finding a line filter would be difficult but Patrick King stated he may be able to find a supplier to provide one within a reasonable length of time. Patrick will keep the Board up to date on this issue.

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

14. During the month of March, 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 71% 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 61/39 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. Patrick King 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. Updates will be provided once available.

18. Dale Olmstead requested Patrick King to have his office perform a CSI on the Boothe property along Ruby Ranch Road.

19. Thomas Doebner stated BSEACD will most likely initiate Stage IV drought conditions to take affect sometime early May unless there is significant rainfall.

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

21. Thomas Doebner stated that the District was very complimentary of the AMI project and Ruby Ranch was the lead subdivision on reducing water usages. RRWSC is now 10 months in a row below allocation numbers.

22. Dale Olmstead suggested the Board retain an engineer to design the installation of a larger water storage tank to replace the smaller tank at Plant # 1. Discussion to continue at the next Board meeting in May.

23. Thomas Doebner presented the 2026 Cash Flow thru March 2026. He stated there was nothing unusual and the Corporation remains in good standing.

24. It was determined to have the next RRWSC Zoom Meeting on Thursday, May 21, 2026, at 7:00 pm.

25. A motion was made by Dale Olmstead and seconded by Thomas Doebner to temporarily close the normal meeting and begin the scheduled Annual Meeting. Motion carried 6-0 and the Annual Meeting started at 7:00 PM.

26. The normal meeting readjourned at 7:45 with new Board member, Jim Neal, in attendance.

27. With no new discussion, a motion was made by Dale Olmstead and seconded by Raul Saldivar to adjourn the meeting. Motion carried 5-0 and the meeting adjourned at 7:46.

Respectfully submitted,

Steven Selger, Public Secretary