

RUBY RANCH WATER SUPPLY CORPORATION
Meeting Minutes for May 21, 2026

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

Excused: Gary Jack and Jim Neil

Professional Consultant:
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 April 16, 2026 Regular Meeting and Annual Meeting. Motion carried 5-0.
3. Patrick King provided the Board with the Monthly Water System Operations Report dated May 21, 2026. RRWSC pumped 1,558,300 gallons with 1,490,900 gallons sold in April. There was 3.68% net water loss for April.
4. Patrick King stated there were 2 regular bacteriological samples taken from the distribution system and one raw sample from Well #5 during the month of April 2026 indicating no coliform organisms found.
5. Patrick King stated there were 248 active connections in April 2026 with a total current charge of \$33,779.00.
6. BPAT Certification Compliance status, there is no update to the 2026 BPAT program. Letters are scheduled to be sent in June 2026 to BPAT customers as a reminder of the requirement to have their backflow preventors tested. 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 report, the new meters serving Wells #4 and #5 have communicated as they should with the VertexOne system. The Well #5 meter was replaced, but the replacement meter is still not legible though it is registering properly, and usage is tracked through Neptune My360. Another new meter is being scheduled to correct this issue. Core and Main's Hunter Allen has been contacted though no schedule has been made.

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8. Vertex One Highlights:

The Vertex One continues to work as it should during the month of April 2026 and through the present time. The Neptune 360 and Vertex One portals are operating as they should. No issues to report.

9. Patrick King stated ACH payments were initiated on April 13, 2026 and again May 13, 2026, with no issues, with debits from 135 and 136 accounts respectively. ACH payments continue to work as they should

10. Well #1 repair. Well #1 was reinstalled Thursday, May 14th. There were several leaks at the header-pipe that have now been repaired. Well #1 will be put back in service as soon as coliform-negative sample results have been received. Well #1 and Well #2 will be operated in an alternating manner to avoid dewatering the local aquifer. Joe Vickers, Zachary King and Timothy Young are scheduled to meet at RRWSC Plant #1 on Friday May 22nd to discuss Well #1 and the aquifer in general.

11. Red Water Complaint. PGMS have received several complaints about Red Water recurring at 341 Richards Drive. On May 6, 2026, PGMS responded to flush about 12 minutes (3,000) gallons of the corner of Richards and West Bartlett Drive. Red sediment was observed from samples taken. Flushing was curtailed once the water showed clear.

On May 7, 2026, PGMS met Directors Dale Olmstead and Thomas Doebner to survey the polyphosphate (Aqua-Mag) locations of the injection.

On May 8, 2026, an injection point was added to Well #5, more suitable to improve the Aqua-Mag results. Dosing is not being done downhole. That only occurs when Well #4 is injected to Well #5. During the scheduled meeting Friday, PGMS will discuss the necessity to complete a one-time dose of the Well #5 casing.

On May 13, 2026, an additional flushing took place at the corner of Richards Drive and West Baretlett Drive. The water was clear during that flush. PGMS is working with Cody Chemicals to ensure proper dosing of the Aqua-Mag solution.

The Board directed Patrick King to have an Aqua-Mag operation manual placed at Plant #2. The Board also directed Patrick King to contact all customers that have made complaints having iron in the water to be sure their concerns are met.

12. The Board noticed that the water used from Edwards Aquifer was greatly under that allowed by BSEACD. The Board directed PGMS to use more water from Well #4 and less from Well #5 when blending to get closer to the allowed usage.

13. Consumer Confidence Report 2025. The 2025 Water Quality Report has been completed and attached for the Board's final review.

14. Meter change-outs. New meter to serve Well #5 for the second time.

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15. During the month of April, 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.
16. During the last reporting period Well #5 continued to maintain a blend rate with Well #4 of 63/37. PGMS will continue to adjust the blend ratio via Well #5 volume adjustments to maintain compliance limits of arsenic, iron and sulfates. The most recently collected sample of the Well #5 water indicated arsenic concentrations are still well below the actionable limit.
17. 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.
18. Patrick King stated Maguire has provided a written inspection report of all four ground storage tanks and the pressure tank at Plant #1. The inspection was performed on February 2, 2026. A preliminary review of those reports shows no significant issues.
19. Dale Olmstead again requested Patrick King to have his office perform a CSI on the Boothe property along Ruby Ranch Road.
20. Patrick King stated he was looking at other programs for RVS software replacement. Patrick King stated he would continue to study possible alternatives.
21. Dale Olmstead continued the discussion to retain an engineer to design the installation of a larger water storage tank to replace the smaller tank at Plant # 1. Patrick King suggested getting quotes from Southwest Engineers, Burgess and Niple Engineering and Strand & Associates. A motion was made by Dale Olmstead and seconded by Lynn Blackmore to have PGMS obtain quotes to design the plan and installation of a larger water storage tank at Plant #1 along with any regulatory approvals to replace the older 20,000 gallon storage tank. Motion carried 5-0.
22. Thomas Doebner mentioned to Patrick King that Tim Young was doing a great job and wanted to be sure there were ways for PGMS to have other staff members assist him in his workload. Patrick stated he was looking at hiring another field crew member and that he would be handling the RRWSC monthly zoom meetings. Thomas also requested Patrick update everyone's email list to remove old and add new Board members.
23. A motion was made by Dale Olmstead and seconded by Thomas Doebner to have PGMS obtain quotes for the purchase and installation of a line filter and VFD for both Wells #1 and #2. It was suggested to have the make and model match those already used in other RRWSC wells. Motion carried 5-0.
24. Thomas Doebner presented the 2026 Cash Flow thru April 2026. He stated there was nothing unusual and the Corporation remains in good standing.

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25. After some discussion, a motion was made by Dale Olmstead and seconded by Thomas Doebner to retain RRWSC officer positions. Chris Whittenhall, president; Lynn Blackmore, vice president; Thomas Doebner, treasurer and Raul Saldivar, secretary. Motion carried 5-0.

26. The Board discussed a list that contains the various responsibilities and/or duties the Board has granted to certain directors over time.

A motion was made by Dale Olmstead and seconded by Thomas Doebner that the President and Treasurer jointly and severally may approve non-PGMS expenditures less than \$5,000 without additional board approval. Motion carried 5-0.

A motion was made by Dale Olmstead and seconded by Thomas Doebner to retain Scott Christians as our webmaster and shall insure that only Board approved items are posted on the RRWSC website. Motion carried 5-0.

A motion was made by Dale Olmstead and seconded by Thomas Doebner to have Thomas Doebner and Lynn Blackmore appointed as account signatories on our bank accounts at Broadway Bank and Randolph Brooks Federal Credit Union. Motion carried 5-0.

27. It was determined to have the next RRWSC Zoom Meeting on Thursday, June 25, 2026, at 7:00 pm.

28. With no new discussion, a motion was made by Lynn Blackmore and seconded by Raul Saldivar to adjourn the meeting. Motion carried 5-0 and the meeting adjourned at 8:55.

Respectfully submitted,

Raul Saldivar, Secretary