

**FLYING L PUBLIC UTILITY DISTRICT
REGULAR MEETING – September 14, 2026
MINUTES**

CALL TO ORDER: The September 14, 2026, Regular Meeting of the Flying L Public Utility District; is called to order by President Judd Ryan at 6:38 PM. Additional Board Members in attendance are Katherine Lee, Leslie Rector, and Will Dietrich. **A quorum was established.** Also, in attendance are representatives from Yancey WSC - Elizabeth Leal and Ernest Morino.

Guests(s) in Attendance: Norm & Mary Cummings, David & Susan Formanek, James Einsberger, Madeline Aliff, Creda Cox, Sharon Buchanan, Cindy Stevens, Glen McComb, Ellen Biggs, Nancy Rowton, Debra & Danielle Roach, Tammi Barta, and Pat Vondenkamp.

PUBLIC COMMENTS: Ellen said she originally contacted the PUD in November 2025 about the road cut on Glenvalley and it hasn't been repaired to-date. Judd attempted to add our road work to the POA work and the contractor never did the work or contacted the PUD. We are in contact with a local contractor and it should be completed in the next few months. Nancy is still concerned about the fence posts on the ground because it makes our neighborhood look bad. The Board replied, so does the dumpsters. She repeats, she is talking as a member of the community – and is concerned that Kathleen, (she was corrected – her name is Katherine) how can she vote on the tax rate if it is money related, it's kind of a conflict of interest? The Board responded, she can vote on the tax rate it is not a conflict of interest. (Not said in the meeting added for clarify: *No one would benefit by voting on a tax rate unless it was lowered.*) Question: Since Scooter said Yancey could dig the Well a lot cheaper than the PUD could get, what has changed? Board's response – nothing has changed and even at a lower cost it still costs a lot. Debra Roach, non-resident; her concern for the community has been, was to make sure the sale agreement was available to the residents. She wants it on the website. Judd asked her what is motivating you to come into the community and pass out flyers that are inflammatory and inaccurate. He asked her where she lives and she wouldn't answer. She said the Board was disrespectful to some of the attendees. Liz Leal addressed her saying they only supply water to one Data Center and it uses only what one household's average usage in a month, and they do not take water from one location to another and Yancey protects their water for the future. She brought up Leslie's public forum at the Yancey meetings about the monthly costs and the way the Well meter pumpage was recorded. Will Dietrich asked Ms Roach for a minute of her time, she continued to talk over Will and he said he was done. Judd asked her to leave because she was disrupting the meeting, she left shortly thereafter. A question was asked, what are the benefits of this sale? Bd Response – One benefit is the PUD tax will be eliminated, and Yancey's overall rates will be lower than ours because they have a lot of residents to share the costs and they can buy needed supplies in bulk, saving money.

APPROVE MINUTES FROM PREVIOUS MEETING: After review, **a motion** was made by Lee, 2nd by Dietrich to approve the August 10, 2026 Regular Meeting Minutes as written. **Unanimous**

Financial Review – Balance Sheet Monthly Bills: Katherine went over the figures on the Balance Sheet, noting total liquid assets at \$1.5 million. There was no P&L report generated due to mismatching figures from Yancey.

Review and Pay Monthly Bills – The monthly bills that we are paying directly, outside of the ones Yancey pays and we reimburse them, totaled \$12,672.09 and our current balance in the checking is \$1,174.09 leaving a shortage of \$11,497.87. **A motion** was made by Rector, 2nd by Lee to transfer \$12,500 from account #266 to account #816 to pay this month's bills. **Unanimous**

Yancey WSC – Report on Operations and Communications w/Community – Ernest reported: daily check-ins at the Wells and Sewer Plant, flushing when required, and work orders completed on customers with issues. 18 Hydrus smart meters were installed. RACO, alert system; was installed and fully functioning. Judd asked if the PUD could be on the alert notifications. Ernest will get with RACO. Roland from RACO was scheduled to be at this meeting but was unavailable. **Well #1 pumped 27,600 gallons and Well #2 pumped 1,730,000.** The PUD sewer system's pump lost prime causing an overflow, an additional pump is needed. The company Force,

sent over their cost for a new pump. Judd will look into getting additional cost comparisons before purchasing the needed pump. PUD has used Odessa Pumps in the past. Leslie – gave Yancey a copy of a certified letter sent to a resident who uses an electric easement to go out to Whartons Dock. That line has been repaired twice and he was informed it will be his responsibility if it breaks again in that same location. We want your operators to know you can use the parts in the PUD building. The loss of water pressure in August was due to the inconsistent electrical power from BEC. Both pumps were interrupted and stopped working, and the tanks were pretty much emptied. There are safeguards that prevents the water storage tanks from being totally emptied. The system was reset, and pressure was restored. Ernest asked what are you looking for when doing pool and spa inspections? Response: To make sure they have a back-flow preventer to make sure pool, spa, or sprinkler system water can get pulled back into our community's water system.

OPERATIONS PUD

The River Authority told the PUD that the meter numbers should match up from month to month, having the ending reading be the beginning read, they said, this is considered A-typical. Ernest said, they read & record the meter reading on the last day of the month, then comeback on the first day of the month and record that reading. (Missing the pumpage for 24 hours??) A curb-stop, on Deerwood; was damaged by a realtor and caused a leak creating a bill to the PUD for \$317, please charge their account to offset that expense. Please give us a list of the work orders completed on customers with issues. All charges caused by a residential late bill should be charged to them and then charged to us to off-set those charges. The PUD will be going back to have the community call us with questions or concerns about their utility services and only call Yancey with billing issues. An IRIS will be sent to the community regarding this change. Meter Lid replacements for metal lids will be handled by Judd, he will contact Vanezza at NEXT. **A motion** was made by Lee, 2nd by Dietrich to order the lids with the finger hole not to exceed 30 at a cost of \$17.00 each. **Unanimous** We will obtain a list of all the meters to-date that were changed out, meters that only need end points, and meters with metal lids.

Cole, Yancey's Lawyer, contacted us to have the original Wastewater Document Agreement from 1999, signed by the current Resort Owners. Leslie retyped the entire document, then contacted Cole and pointed out that the document conveys from owner to owner, he said "I don't think we need to get a new agreement signed given that the covenant "runs with the land". However, we should record the agreement in the Bandera County records at some point." **(This agreement came from the Bandera County Records! (So, he didn't read through it or know where it came from??))** He went on to say if TCEQ requires more information or a new agreement we can supplement later.

Katherine reported errors in our billing – Katherine Reports: Double billing for sewer base rate on 2 residents, Fairway Dr has 2 sewer taps, all the information on our residents were given to Yancey on a flash drive. How the Glenvalley address came about is unknow to us. Please investigate before changing things or ask us and it appears you are not recording these financial changes correctly. The smart meter installation cost began at \$25 each and now they are \$185, even if a box change out was used it should only be \$84, with an increase of \$101.00, why did it go up? Liz said they were using MOC rates. We never asked for MOC rates, we were guaranteed Yancey rates would be lower. We were asking for a level of detail. Liz said the \$15,000 original maintenance cost was going to cover everything, and now that it is itemized the costs are more. Katherine: Yancey is currently merging with us and Moore, and both dockets are having lawyer entries at approximately the same days, wondering if we are also paying for Moore's merger. Also, the connection count on the billing is incorrect. Even your own documents don't match. We're charged for 271 mailed bills and we don't have that many owners with utility service. We're being charged for 150 miles in transportation costs and the longest route from Yancey to us is about 53 miles. Yancey's bills show 2 CSIs on the same property on the same day, another error. When we contacted Yancey's General Manager his response to these inaccuracies was, there's no need to meet with us. Our auditor said we should be paying our own invoices not Yancey withholding our funds to satisfy their costs. It is affecting the legitimacy of our financial audit. We just want accuracy and consistency.

Repair Lift Station Road Due to Flooding: Judd said the new road that goes to the Lift Station was pretty much destroyed because of the recent flooding in the county. Leslie contacted two different organizations to see if we qualified for a grant to help repair the new road we recently had built. The first one said it was only for residential structures, the second one said if we could answer all questions with a “yes” we can apply. One of the questions was “Have all of you Board Members contributed to this organization?” So, no; we didn’t qualify for any grant. Judd - The major part of the road is still there, but it will now require a section of concrete to create a low water crossing. **Schlage Lock** – It was malfunctioning and had to be replaced. Judd purchased the lock and installed it.

Old Business – Discuss & Take Action

None

New Business – Discuss & Take Action

Water Conservation Level: Leslie reported the well levels – Well #1 354.4’ and Well #2 355’ Will asked what the River Authority’s current level is. Katherine looked it up and it’s at Moderate. After some discussion, a **motion** was made by Lee, 2nd by Dietrich to lower our current Water Conservation Stage from 5 to 4 for one month and reassess the decision based on next month’s Well readings. 3 For, 1 against – **Passed**. (10 feet drop was the parameter given.) This change will lower the cost of the surcharge from \$25 to \$10 and raise the gallons used before the surcharge is applied from 8,000 to 10,000. (The exact billing month for this change will depend on Yancey billing cycle.)

Set the Proposed Tax Rate 2026: The Board having discussed the current Voter Approval Rate at the last meeting and feeling no further discussion was required, a **motion** was made by Lee, 2nd by Dietrich to accept the proposed tax rate at .39361 as is. **Unanimous**

The regular meeting was adjourned to enter Executive Session at 8:04 PM

Executive Session: Legal and Maintenance & Operations Contract. Exited ES at 8:35 PM The Board unanimously to seek additional legal advice, to avoid any COIs concerning all contracts with Yancey WSC. The Board, also; unanimously decided to seek other bids to install our new Smart Meters. They also decided to void 3 entries on our most recent Lawyer’s invoice, stating the Board did not ask them for that information to be investigated, and to revise our Public Forum Rules.

Next Meeting: The next meeting will be on October 12, 2026 at 6:30 PM at the PUD Building

Adjourn: Having no further business, the meeting was adjourned at 8:38 PM.

Presented for review and approval,

Leslie L. Rector

Secretary/Treasurer for the Flying L Public Utility District