

**FLYING L PUBLIC UTILITY DISTRICT
REGULAR MEETING – August 10, 2026
MINUTES**

CALL TO ORDER: The August 10, 2026, Regular Meeting of the Flying L Public Utility District; is called to order by President Judd Ryan at 6:29 PM. Additional Board Members in attendance are Katherine Lee, Leslie Rector, and Will Dietrich. **A quorum was established.** Also, in attendance is a representative from Yancey WSC - Elizabeth Leal.

Guests(s) in Attendance: Nancy Rowton and Cindy Stevens.

PUBLIC COMMENTS: Nancy said she's speaking as a resident and asked when will the trash and the lumber on the property will be removed. Judd told her the lumber anticipate it being removed in the next few weeks and in regard to the trash on PUD property it came from the POA dumpsters.

APPROVE MINUTES FROM PREVIOUS MEETING: After review, **a motion** was made by Lee, 2nd by Rector to approve the July 13, 2026 Regular Meeting Minutes as written. **Unanimous**

Financial Review – Balance Sheet Monthly Bills: Katherine went over the figures on these reports noting liquid assets at the end of July was \$1.5 Million. She presented the P&L for the month of July pointing out several totals such as income from interest, water sales, and tap fees as well as expenses.

Review and Pay Monthly Bills – The monthly bills that we are paying directly, outside of the ones Yancey pays and we reimburse them, totaled \$81,728.62 and our current balance in the checking is \$1,929.25 leaving a shortage of \$79,799.37. **A motion** was made by Rector, 2nd by Lee to transfer \$81,000 from account #266 to account #816 to pay this month's bills. **Unanimous**

Yancey WSC – Report on Operations and Communications w/Community – Liz reported: daily check-ins at the Wells and Sewer Plant, flushing when required, 30 smart meters were installed on Edgewood, Glenvalley and a few on Antler Circle. Any meter box with a metal lid will need to be replaced so the smart meter can communicate through the phone towers to the office. Lift Station B had a transformer failure and Gerard Electric came out to repair it. A curb stop was replaced on Deerwood and Liz will investigate who is responsible to pay for the repair, the owner or PUD. RACO, the new system to be used to alert our operators of mechanical failures or electricity outages; was rescheduled to the week of August 25th. The two pool installations and swim spa were inspected 2 passed. Yancey will bring the other one up to code. The PUD was charged for those inspections when it should have been charged to the residents. Yancey will refund those costs to us and charge the residents the \$125 pool inspection fees. Well #1 pumped 48,700 gal. and Well #2 pumped 1,445,000 gallons.

OPERATIONS PUD – Leslie asked Liz if they are servicing any community with a Sewer Plant, no we are the only one. Their CSI fees are \$75.00. They haven't started the grease trap inspections because this is new Yancey and they are researching all of the rules through TCEQ before they begin. Our Well pumpage logs – why don't the stop and start meter reads align? The stop number should be the beginning number for the next month. Liz agreed and she will look into it. Leslie reminded Liz, if a resident calls you direct because of an issue and Yancey sends someone out and there and there isn't anything wrong with our systems, that fee should be charged the resident on their utility not the PUD. Questions were asked about the Yancey billing – A resident asked that her last bill be paid with her deposit and it was. Yancey charged us the difference to balance out their books of which we will get back new month. Going forward, all utility bills will need to be paid in full or their deposit will not be returned to alleviate any confusion. Asked, why are we paying your lawyer to any part of this merger? Judd's reply was, when Yancey merged with other community's they were immediately part of Yancey – they took over their total ownership, while we are still a PUD and they are just our operators at this point. Liz was asked that we get the results of our monthly water testing along with the bill. We also received an email from Maria stating *"CSI has been completed. We actually have the deposit on this one. Want it refunded to builder?"* Which sounds like that deposit was not forward to us. We have not answered her. This was the reason we asked to get the names and locations of all the new builds since Yancey became our operators to ensure we

have received all the builder tap fees, CSI fees, builder deposits, and service deposits. Liz will find out about this. Judd asked Liz to have Well #2 the same as Well #1 so the sonic Well Level Reader will work more accurately.

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. He wants to investigate getting some relief from county disaster funding. Katherine found out the county was awarded \$20,000,000. We will need to contact the agency in charge of that. The new road will have to be constructed differently with a large area of concrete, so hopefully the next big rain won't destroy the road again.

Old Business – Discuss & Take Action

None

New Business – Discuss & Take Action

Water Conservation Level: Leslie said, this was put on the agenda because the Well levels we received last month, which was Well #1 254.2 and Well #2 269.22 but, this month's levels were reported as Well #1 320.6 Well #2 357.0 - To me, it appears that last month was incorrect. The Board is looking for consistency with the readings and with no additional rain predicted in the near future we will table this decision and place it on next month's agenda to revisit.

Proposed Tax Rate 2026: We received the voter approval rate from the Tax Office. It shows property values have decreased, and the approval rate is slightly higher than last year because of that. Last year's rate was 0.370847 this year it's 0.39361. After some discussion, the Board decided to set the proposed rate at the voter approval rate of 0.39361 and a Tax Hearing will be held before our regular meeting next month at 6:30 PM.

2026 PUD Election: This is our election year. There are two openings on the Board. Notice was placed on the Website and the PUD building bulletin board, 30 days in advance as required in the 2025 Texas Statutes Water Code Sec.49.113 Notice for Filing for a Place on Ballot. We received one application. Since there are less applicants than openings an election is not be required saving the PUD/Community \$8,500, the cost of an election. The applicant will be sworn in at the November meeting.

Trash Monthly Charges: There was some confusion when the trash service was changed from PUD to POA. We consider any given month as the calendar month not when the meters are read. We collected May's trash service income on the June billing. That entire amount will be kept by the PUD and was removed from the utility bill. POA is currently collecting June – August. They charge before service is rendered, we charged after the service, which caused residents to think they were paying for the service twice in June. The PUD received a trash bill from the POA, which will not be paid as we are not part of the POA. Nancy was asked if she knew we received a bill. Her answer was "*I'm here as a resident.*" Katherine asked, If you're here as a resident why are you asking us about the cleanliness of our property? Response from Nancy I am a resident here and it's unsightly over there. Katherine asked if she asks Mr. Disney about helping him clear some of his land and do you go door knocking in the community as the neighborly thing to do since you are so concerned? Will asked if the PUD was going to respond to the property owner that mailed the POA, Resort, and us about the current location of the dumpsters. We will not be responding to that letter, as we have no part where the dumpsters are located.

Next Meeting: The next meeting will be on September 14, 2026 at 6:30 PM at the PUD Building

Adjourn: Having no further business, the meeting was adjourned at 7:16 PM.

Presented for review and approval,

Leslie L. Rector Secretary/Treasurer for the Flying L Public Utility District