JOHNSON RANCH MUNICIPAL UTILITY DISTRICT
OF COMAL COUNTY, TEXAS
MINUTES OF MEETING OF THE BOARD OF DIRECTORS

February 11, 2025

The Board of Directors (the "**Board**") of the Johnson Ranch Municipal Utility District of Comal County, Texas (the "**District**") met in **regular** session, open to the public at 12:00 p.m. on February 11, 2025, at the Johnson Ranch Amenity Center located at 31020 Clover Pass, Bulverde, Texas 78163, pursuant to notice duly given in accordance with the law. The roll was called of the following members of the Board to wit:

Sheryl Short	President
Duane Wilson	Vice President
Peggy Braaten	Secretary
Arthur Seago	Treasurer
Kathy Phillips	Asst. Sec./Treasurer

and all Directors were present, except Director Seago, thus constituting a quorum.

Also present or joining during the meeting were Chris Espinoza of DHJB Development, LLC ("**DHJB**"), a developer in the District; Kathy Muniz of Lennar Homes of Texas Land and Construction, Ltd. ("**Lennar**"), a developer in the District; Cecil Holliday the Guadalupe-Blanco River Authority ("**GBRA**"), the District's Operator; Kenny Watkins of Bleyl Engineering ("**Bleyl**"), the District's Engineer; and Patrick Lindner of Davidson Troilo Ream and Garza PC ("**DTRG**"), the District's Attorney. Two residents were also in attendance.

Upon calling the meeting to order, Director Short noted that none of the residents present wished to address the Board.

The Board next considered the regular Board meeting minutes of January 14, 2025. Upon a motion duly made by Director Braaten and seconded by Director Wilson, the Board voted unanimously to approve the minutes as written.

Next, the Board reviewed the report provided by the Guadalupe-Blanco River Authority ("**GBRA**"), the District's Operator. A copy of the report is included in the Board Packet, and the packet is attached to these minutes as an exhibit. Mr. Holliday stated that the GBRA has initiated Stage 5 drought restriction protocols for its retail water customers. He added that a notice has not yet been sent out to the District's residents but will be soon. He then stated that the GBRA planned to begin a new round of copper testing within the District.

Ms. Muniz then presented the development report for Johnson Ranch North. She reported that a contractor was engaged to begin repairing the sidewalks damaged by the Lower Colorado River Authority ("**LCRA**") as well as to begin revegetation of Cumin Court,

along with other agreed-upon areas in Unit 9, and that completion of the work was expected by March 2025. Mr. Watkins pointed out that after the recent rain, significant debris, rock, and silt had washed down Ginger Cove toward Cumin Court and would need to be cleaned up. He continued that the Lennar engineer also needed a remediation plan for the channel and that he would provide photographs of the area to Buck Nunley with Lennar. Ms. Muniz then stated that all homes in Unit 9 are sold, though some sales have yet to close.

Next, Mr. Espinoza presented the development report for Johnson Ranch South. He stated that Units 7 & 8 lacked matting. He continued that the excavation of the retaining walls on Star Gazer Road was complete, that clean-up in the area is underway, and that he anticipates completion in March 2025. Mr. Watkins commented that the Unit 8 side of Star Gazer Road requires revegetation, and Mr. Espinoza responded that an inspection of the area by a geotechnician is scheduled for February 12, 2025, and that hydro-mulch would be applied in the region by the end of next week. Mr. Watkins then expressed concerns that the builders did not correctly install the silt fencing in the uphill section of Unit 8. Mr. Espinoza said he would contact the builders regarding the issue and let them know that each lot should have silt fencing. He added that DHJB would continue to monitor this area and that they could fine the builders for non-compliance if the behavior continued. He then stated that Unit 9 was paved on February 10, 2025, and construction had begun on 11 houses in Unit 8. He added that the GBRA punch list has likely been completed and that after confirmation that the punch list is completed, he would like the District's Engineer to inspect the area. Mr. Watkins noted debris outside the entry gate to Unit 9 and that the stockpiled materials had not yet been cleaned up.

Director Short questioned when the walking trail repair would be complete, to which Mr. Espinoza responded that it would occur after all the "sign-offs" for Section 3 were obtained. Mr. Watkins stated that the trail repair was required to be completed before the District's "sign-off," per the plans for the area, and Mr. Espinoza agreed to review the plans for Section 3.

Continuing his report, Mr. Espinoza stated that Comal County (the "**County**") has disapproved DHJB's recently submitted pavement plans for the non-accepted section of Johnson Way. He stated that he is consulting Charlie Hill of DHJB about the issue and researching the prices of the "mill and fill" option the County is requesting.

Next, Mr. Espinoza reported that the manager for the Johnson Ranch Master Community Association (the "**HOA**") had obtained a second proposal from another arborist whose recommendation conflicts with the original arborist's recommendation regarding the optimal timing for pruning the pecan trees along Johnson Way. He stated that he would discuss the issues with the HOA manager.

Mr. Espinoza then updated the Board on the status of the wastewater treatment plant within the District (the "**WWTP**"). He stated that the contractor had difficulty remediating the WWTP drainage inlet. Mr. Watkins emphasized that the inlet was above grade and that the remediation was required to be completed. Mr. Espinoza agreed to

consult with DHJB's engineer regarding a new remediation plan. He then added that he continues to consult with Mr. Hill and the contractor regarding spare parts for the WWTP.

Mr. Espinoza then stated he plans to meet with the GBRA next week to establish a plan for remediation of the Trail Manhole.

Agenda Items 7b and 7c were deferred to the executive session.

The next item of business before the Board was the consideration of an ORDER AMENDING THE RULES AND REGULATIONS GOVERNING WATER, WASTEWATER AND DRAINAGE SYSTEMS OF JOHNSON RANCH MUNICIPAL UTILITY DISTRICT; SPECIFYING THE MAXIMUM METER SIZE FOR RESIDENTIAL LOTS; CONFORMING THE RULES TO CURRENT PRACTICE DURING THE APPROVAL AND CONSTRUCTION PROCESS, PROVIDING FINDINGS OF FACT; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR OPEN MEETING (the "**Order**"). Upon a motion duly made by Director Phillips and seconded by Director Braaten, the Board voted unanimously to approve the Order subject to edits to the Order clarifying the use of the terms EDU and LUE. A copy of the Order, thus approved, is maintained with the records of the District.

Mr. Watkins next reviewed the Engineer's Report in detail with the Board, a copy of which is included in the Board Packet. No action was taken on any of the items discussed.

Director Short then reported that Director Seago is working with the insurance company of the driver who damaged the fence around the water quality pond in the District to arrange for its repair.

The next item before the Board was the Bookkeeper's Report, prepared by Municipal Accounts & Consulting, L.P. ("**MAC**"), the District's Bookkeeper. The Board reviewed the reports, including the activity in each District account. Director Braaten then motioned, and Director Phillips seconded, to (1) approve the Cash Activity Report and (2) authorize payment of the District's bills as presented, except for the check to Director Seago. The motion passed unanimously. A copy of the Bookkeeper's Report is included in the Board Packet.

The Board then entered into executive session at 12:39 p.m., pursuant to V.T.C.A. Government Code, Chapter 551.071, to receive the District Attorney's advice on Items 7b and 7c as listed on the agenda. The Board reconvened in open session at 1:52 p.m. Director Short reported that no decisions were made, and no votes were taken on the items discussed in executive session.

Director Braaten then motioned to engage the law firm Jackson Walker to review the development agreement among the District, DHJB, and the City of Bulverde. Director Phillips seconded the motion, which passed unanimously.

Finally, the Board confirmed that their next regular meeting would be held on March 11, 2025, and the meeting was adjourned.

Peggy Braaten
Peggy Braaten (Mar 18, 2025 14:05 CDT)

Peggy Braaten
Secretary, Board of Directors
Johnson Ranch Municipal Utility District

2025_02-11 Johnson Ranch Meeting Minutes(2930771)

Final Audit Report 2025-03-18

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