

DOG RIDGE WATER SUPPLY CORPORATION
7645 FM 2410 Belton, Texas 76513

Minutes of the **Regular** Board of Directors Meeting held **Monday, July 13, 2026** at 6:00 PM.

Current Directors

Present Heidi Curtis | President

Present Rudy Watkins | Vice President

Present Mark Mahler | Secretary Treasurer

Present Sunshine Sanchez | Director

Present Jeff Combs | Director

Guests/Staff Present:

Robert Whitley, Scott Curtis, Cody Sulak, Ian Camacho, Carrie Dudik, and Amber Dulle

CALL TO ORDER

President Heidi Curtis called the meeting to order at 6:09 p.m. Roll call was conducted. Secretary Treasurer, Mark Mahler, was absent and Director, Jeff Combs, attended via telephone. A quorum was confirmed.

President Heidi Curtis led the Pledge of Allegiance.

PUBLIC COMMENT:

Customer Robert Whitley expressed the following concerns relating to Dog Ridge Water Supply Corporation:

- He believes the Board relies too heavily on proposals presented by Vice President/General Manager Rudy Watkins and does not conduct sufficient independent research before making decisions.
- He discussed the current \$55 monthly base meter fee, stating he believes it resulted, in part, from decisions made by the previous Board. He also expressed concern that the fee would increase to pay for the current meter replacement project, which he does not believe is a necessary expense.
- Mr. Whitley stated he believes only 11 meters required replacement of the meter head and alleged they had not been replaced because the former Lead Operator refused to complete the work.
- He commented on the negative responses he received to a recent Facebook post regarding his concerns about Dog Ridge WSC. Mr. Whitley stated this was his first time posting on Facebook and that he was not prepared for the responses he received.
- He thanked the Board for allowing him to speak and specifically thanked Board President Heidi Curtis for providing informative responses to his questions.
- He acknowledged that the current Board has done a good job correcting issues resulting from previous office mismanagement.
- Mr. Whitley expressed dissatisfaction with water lines installed along FM 2410 under the previous General Manager/Board President's administration. He believes the engineering

firm overcharged Dog Ridge for water lines that cannot be used and stated the project was a waste of money.

Response:

- The monthly base meter fee increased to \$55 before several current Board members were elected.
- The current meter replacement project will not result in an increase to the monthly base fee. Cost reductions in other areas, along with anticipated decreases in water loss, are expected to offset the cost of the new meters.
- He remains in regular communication with Dog Ridge's engineering firm and continues to closely review invoices for ongoing projects, including the Sherwood Shores 7 project.

CONSENT ITEMS:

June 8, 2026

Presiding Officer

- A. Minutes of the Regular Board Meetings held June 8, 2026
- B. Financial Reports
- C. Expense Report
- D. Director's Report

A motion was made to accept the consent items as presented.

Motioned by: Sunshine Second: Rudy Yea: 4 Nay: 0 Consent Items Accepted

OPERATIONS REPORT

- Vice President Rudy Watkins reported the following operational data:
 - Four leaks resulted in 365,510 gallons of water loss associated with pumps 12 & 18
 - All the leaks were due to three separated couplings and one line break
 - 387,555 gallons were used for monthly system flushing
 - 225,000 gallons were used for daily sampling
 - Total accountable water loss for the reporting period: 978,065 gallons

ENGINEER AND GENERAL MANAGER REPORT

Vice President Rudy Watkins provided updates on the following:

- **FLOWatch Transition:**
FLOWatch is now fully implemented and is being used by staff to submit and complete work orders, monitor flushing activities, and complete required reporting.
- **Lead & Copper Compliance:**
As part of the meter replacement project, crews are photographing service lines on both sides of each meter to identify homes that may contain lead or copper service lines for regulatory compliance.
- **Income Study:**
The income study has been completed. Participating residents averaged approximately \$5,000 below the State of Texas income limits, helping qualify Dog Ridge for additional infrastructure funding.

Rudy Watkins reported that the Texas Water Development Board (TWDB) has created a grant program offering up to \$5 million with 100% loan forgiveness for eligible water supply corporations. The grant was established in response to recent state legislation that funded water infrastructure but excluded water supply corporations. Applications will be accepted from September through December.

- **Fleet Vehicles:**

The three remaining work trucks are currently being built and will be sent to Knapheide for installation of utility beds before delivery.

Delivery is expected sometime in August.

One existing work truck is currently out of service, and another remains operational but has significant transmission and radiator issues.

Tracks on the mini excavator will also require replacement in the near future.

- **Meter Replacement Project:**

Approximately 490 meters have been installed.

Project completion is anticipated in early September but could be completed in late August depending on crew availability and unforeseen issues.

Meter replacements in Sherwood Shores 7 have been completed.

Geo-location data will be provided to MRB to assist with planning the future line replacement project.

Customer Cody Sulak asked how meters would be replaced at properties with locked gates. The Board advised that affected customers will be contacted in advance to arrange access.

- **MRB Updates:**

- Work continues on the Asset Management Plan and Capital Improvement Plan.
- No projects have been prioritized until all system deficiencies have been identified.
- Once the assessment is complete, estimated repair costs will be assigned and projects prioritized based on need.
 - Rudy also noted:
The TWSCG grant provides additional scoring for projects that are shovel-ready, making it the primary funding opportunity Dog Ridge intends to pursue.
- He has scheduled a meeting with MRB in the morning following the Board meeting to discuss construction of a new elevated storage tank north of I-14 to serve customers in that area, including the Latitude 31 development.
- MRB has provided a standardized breakdown of feasibility study fees so office staff can accurately communicate costs to prospective customers requesting new service.

- **Finance Update**

Office Manager Amber Dulle completed a review of financial records dating back to the beginning of the current fiscal year. Membership fees, impact fees, and equity buy-in fees were reallocated into the appropriate ExtraCo accounts.

As a result, the Operations account balance decreased because approximately \$200,000 was transferred into the appropriate restricted accounts.

Despite several unbudgeted expenses, Dog Ridge remains approximately \$92,000 positive for the current fiscal year.

Temple Daily Telegram reporter Ian Camacho asked when Dog Ridge was last financially positive. Rudy Watkins stated that a 2017 audit showed the corporation had approximately \$200,000 to \$300,000 in positive funds.

Board President Heidi Curtis added that, historically, Dog Ridge absorbed infrastructure costs that should have been paid by developers building within Dog Ridge's Certificate of Convenience and Necessity (CCN), contributing to financial challenges in recent years.

During this discussion, customer Robert Whitley asked about the gross vehicle weight rating of the recently purchased pickup truck and the trailer used to transport the mini excavator. He expressed concern that the combination may require a higher class of driver's license under Texas law. Rudy Watkins stated he would review the matter.

UNFINISHED BUSINESS

• Update Regarding the Generator Grant

Rudy Watkins reported that Dog Ridge is still awaiting FEMA's decision regarding the generator grant application. He explained that when the application was originally submitted through CTCOG, Dog Ridge was advised that a project budget was not required. After submission, FEMA requested a budget along with other corrections. Each request for additional information caused the application to be resubmitted and moved to the end of FEMA's review queue. Dog Ridge is currently awaiting FEMA's response.

NEW BUSINESS

• Land Acquisition Topics

To construct a new elevated water tower north of I-14, Dog Ridge will need to acquire approximately one acre of land.

To improve competitiveness for future grant funding, Dog Ridge must have both the property secured and project bids prepared.

Based on current financial conditions, Dog Ridge can allocate up to **\$50,000** toward land acquisition.

Rudy Watkins stated he intends to discuss the possibility of obtaining one-half to one acre through donation from a developer constructing homes north of I-14.

A resolution authorizing discussion with developers regarding land acquisition was presented to the Board.

The resolution was approved and signed by all Board members in attendance.

Motioned by: Jeff Second: Sunshine Yea: 4 Nay: 0 Motion Passed

SET DATE OF NEXT MEETING

- Board of Directors Meeting

President

August 10, 2026

ADJOURNMENT: 7:11 PM

A motion was made to adjourn the meeting.

Motioned by: Sunshine Second: Rudy Yea: 4 Nay: 0 Motion Passed



Heidi Curtis | *President*

Dog Ridge Water Supply Corporation



Rudy Watkins | *Vice President*

Dog Ridge Water Supply Corporation