

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

Minutes of the **Regular** Board of Directors Meeting held **Monday, June 8, 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, Amber Dulle, Matthew Perrine

CALL TO ORDER

President Heidi Curtis called the meeting to order at 6:02 p.m. Roll call was conducted. All members of the Board were present. A quorum was confirmed.

President Heidi Curtis led the Pledge of Allegiance.

PUBLIC COMMENT:

Customer Robert Whitley presented three pages of concerns regarding various Dog Ridge Water Supply Corporation matters, including:

Meter Replacement Project

Mr. Whitley raised the following questions and concerns:

- Is the project necessary, and have existing meters been tested to confirm replacement is needed?
- Is detecting water loss on the customer's side of the meter necessary?
- Replacing all meters at once could result in them failing around the same time in the future.
- What will happen to the current meters?
- The City of Belton is also upgrading to ultrasonic meters—was Dog Ridge's decision influenced by this?
- Why prioritize meter replacement over installing pressure relief valves throughout the system?

Response:

Vice President Rudy Watkins explained that MRB has developed a Capital Improvement Plan, which includes future installation of pressure relief valves. The decision to replace all meters was primarily driven by significant monthly water loss (currently estimated at 30–40%). After consulting with other Texas water systems that have upgraded to ultrasonic meters, management determined this was an effective starting point for reducing water loss. Ultrasonic meters provide more accurate readings than traditional meters, including newer models. Mr. Watkins also noted that he explored alternative funding options but was unable to secure comparable terms.

Additionally, during installation, crews will document service lines on the customer side of each meter to identify potential lead or copper materials, ensuring compliance with EPA Lead and Copper requirements.

Mr. Watkins stated he was not aware of the City of Belton's specific meter plans and confirmed that Dog Ridge's decision was made independently.

Vehicle and Meter Leasing

Mr. Whitley asked:

- Why were new operator vehicles leased instead of financed through a loan?
- What are the lease terms, and were they provided to all board members?
- Why were meters leased instead of purchased through financing?
- Were lease terms and loan comparisons shared with the board?

Response:

Mr. Watkins stated that due to existing financing agreements with TWDB and CoBank, Dog Ridge is restricted from obtaining additional loans without approval, which would require collateralization of the entire system.

The agreements for both vehicles and meters are structured as leases but function similarly to loans without requiring collateral. At the end of the lease terms, Dog Ridge will purchase the assets from Farm Credit Bureau for \$1 and own them outright.

Tank Maintenance Contract

Mr. Whitley asked about the level of due diligence conducted prior to awarding a \$360,000 tank maintenance contract to McGuire.

Response:

President Heidi Curtis stated the contract was executed in 2022 or 2023, prior to the current board's tenure. Secretary/Treasurer Mark Mahler, who served on the board at that time, did not recall details regarding the contract award process.

Mr. Watkins added that he met with a McGuire representative and negotiated payment terms of \$15,000 in quarterly installments.

Water Tank Branding

Mr. Whitley asked why Dog Ridge planned to add its logo to water tanks.

Response:

Mr. Watkins stated the decision was made not to proceed with tank branding after receiving a quote of \$15,000 per tank, which was determined not to be a good use of funds at this time.

CONSENT ITEMS: May 11, 2026

Presiding Officer

- A. Minutes of the Annual and Regular Board Meetings held May 11, 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: Jeff Yea: 3 Nay: 0 Consent Items Accepted

OPERATIONS REPORT

- Lead Operator Matthew Perrine reported the following operational data:
 - Five leaks/line breaks resulted in 663,712 gallons of water loss
 - 288,038 gallons were used for monthly system flushing
 - 232,500 gallons were used for daily sampling
 - **Total accountable water loss for the reporting period: 1,184,250 gallons**

ENGINEER AND GENERAL MANAGER REPORT

Vice President Rudy Watkins provided updates on the following:

- **FLOWatch Transition:**
Staff are transitioning work orders from RVS to FLOWatch.
- **Lead & Copper Compliance:**
Meter replacement crews will photograph service lines to identify lead or copper materials in homes built before 1987.
- **Fee Increase Outreach:**
Mr. Watkins met with the Temple Area Builders Association to explain rate increases using TWDB data and has been invited to present to local builders.
- **Income Study:**
Fieldwork is complete; results will be submitted to TWDB for certification.
- **Fleet Vehicles:**
Three new operator vehicles will be ordered. Recent repairs included approximately \$2,000 for brakes on an existing truck.
- **Meter Replacement Project:**
Staff met with MRB and Core & Main to coordinate project kickoff.
- **Finance Update:**
Equity buy-in and membership fees are currently included in profit and loss reporting but will be separated moving forward.
- **MRB Updates:**
 - Fewer than five meters remain to be located in the SS7 area
 - Project planning is underway; construction expected this fall
 - Evaluation ongoing for relocating lines near Mulberry and surrounding streets
 - Potential line extension from Greenhorse vault to improve redundancy
 - Asset Management Plan is complete and being finalized
 - Capital Improvement Plan expected in August
 - Funding applications planned between December and March
 - Monthly GIS updates are ongoing
 - New meters will be geo-located during installation
 - Request made to streamline feasibility study timelines and cost breakdowns

- Next MRB meeting scheduled for June 30

UNFINISHED BUSINESS

- **Update Regarding the Generator Grant**

Mr. Watkins completed FEMA-required training. FEMA has requested a detailed cost breakdown from CTCOG related to grant preparation.

NEW BUSINESS

No new business at this time

CLOSED SESSION

The board entered into a closed session at 7:00pm.

SET DATE OF NEXT MEETING

- Board of Directors Meeting

President

July 13, 2026

ADJOURNMENT: 7:10 PM

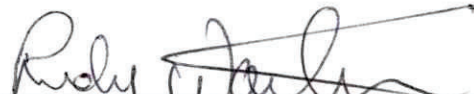
A motion was made to adjourn the meeting.

Motioned by: Mark Second: Sunshine Yea: 3 Nay: 0 Motion Passed



Heidi Curtis | *President*

Dog Ridge Water Supply Corporation



Rudy Watkins | *Vice President*

Dog Ridge Water Supply Corporation