

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

Minutes of the **Regular** Board of Directors Meeting held **Monday, January 12, 2026** at 6:00 PM.

Current Directors

<i>Present</i>	Heidi Curtis President	<i>Present</i>	Rudy Watkins Vice President
<i>Present</i>	Mark Mahler Secretary Treasurer	<i>Present</i>	Sunshine Sanchez Director
<i>Present</i>	Jeff Combs Director		

Guests/Staff Present: Earl Ann Bumpus, Scott Curtis, Ian Camacho, Matthew Perrine, and Amber Dulle

The meeting was called to order at 6:01 pm by Heidi Curtis, President. Roll call was completed and a quorum was confirmed.

The Pledge of Allegiance was led by Heidi Curtis, President.

PUBLIC COMMENT:

- No public comments made

CONSENT ITEMS: **January 12, 2026** Presiding Officer

- A. Minutes of the regular Board Meeting held on December 8, 2025
- B. Financial Reports
- C. Expense Reports
- D. Director's Report

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

Motioned by: Sunshine Second: Mark Yea: 5 Nay: 0 Minutes Accepted

OPERATIONS REPORT

- Lead Operator Matthew Perrine reported six line breaks resulting in 554,920 accountable gallons of water lost. Of that, 140,279 gallons were used for flushing and approximately 480,000 gallons were used for daily sampling.

Matthew further explained that the daily sampling number has increased from previous reports due to increased flushing during daily rounds.

Total accountable gallons lost were 1,176,474.

Matthew explained that in December, a tank maintenance project began with Maguire Iron. This required the 2410 tower and the 1670 ground storage tank to be emptied, painted, and refilled.

Rudy noted that once the project is completed, one final invoice of approximately \$40,000 will be received.

ENGINEER AND GENERAL MANAGER REPORT

Vice President Rudy Watkins provided updates on the following ongoing projects:

- **BEDC Water Main Improvement Project**

The project has been completed, with only paperwork remaining. Rudy reported that MRB is working with the City of Belton to finalize documentation. The work includes a one-year warranty.

- **Asset Management Plan (MRB)**

Rudy received the Asset Management Plan from MRB on the day of the board meeting. He had not yet reviewed it due to its length (146 pages). A meeting will be scheduled with MRB to review the document and further discuss water loss.

- **Water Loss**

The current plan is to identify all flush valves and use bulk meters to more accurately calculate gallons used per flush. This data will be entered into FLOWatch for improved tracking and reporting.

- **Sherwood Shores Project**

There was no major update at this time. Rudy stated he is being copied on emails from MRB, who is actively working to keep the project moving. Dog Ridge is currently awaiting review and approval of the Engineering Feasibility Report by the Texas Water Development Board (TWDB). Once approved, the project will move into the design phase. MRB anticipates construction beginning in mid-2026.

Dog Ridge received two new requests for water meters in the Sherwood Shores 7 area. MRB conducted a study and reported that additional water will require builders to install a new two-inch line back to the nearest main with sufficient capacity. This will not be necessary once the new lines are installed.

- **Leaning Oaks Estates**

A new subdivision off George Wilson Road has been approved and will include 17 newly built homes. The amended feasibility study has been signed for submission to the county.

- Builders are required to install trace wires, automatic flush valves, and master (leak) meters and turn them over to Dog Ridge upon project completion. These master meters will help with leak detection.

- **Lead Service Line Inventory (LSLI) Project**

The contract employee hired to identify meters installed prior to June 1981 is approximately 30% complete with the identification phase.

- **FLOWatch**

Technicians have begun using FLOWatch, with the goal of being 100% paperless and caught up on missing data by February 1. Office staff are expected to begin using the system by March 1st.

- **El Dorado Billing Software**

Office Manager Amber Dulle reported that El Dorado has copied the RVS file to complete the data conversion. After some confusion regarding work order types, several calls were made and the issues have been resolved for now.

- **Postage Meter**
Amber reported that the postage meter arrived approximately two days before the annual meeting notices were sent, which was helpful in avoiding the need to manually stamp over 2,000 notices.
- **Electric Bill**
Rudy reported that Dog Ridge was out of contract with Hudson Energy, resulting in monthly electricity bills for the office and pump stations exceeding \$5,000. He negotiated new rates and secured a contract that will save approximately 20–25% per month. Amber reported that the January bill was approximately \$4,100.

UNFINISHED BUSINESS

- **Forensic Audit Update**
Amber reported that the forensic auditors expected to complete the audit and provide the full report by the February meeting.
- **Generator Grant Update**
Rudy was notified that a decision has been made regarding the generator grant and that a letter will be sent; however, the decision was not disclosed during the call.
- **Update on Removal of the Current Generator**
Director Jeff Combs reported there was no update, as it was announced at the previous meeting that the generator and all ancillary equipment had already been removed.
- **Tariff Review**
Rudy received a template tariff from TRWA and is comparing it to Dog Ridge's existing tariff.
- **Patriot Software**
Amber reported that Patriot Software offers many benefits on the accounting side but does not process employee wage garnishments as ADP currently does. She stated that the benefits still outweigh the drawbacks. She is awaiting confirmation of Patriot's connection with the Texas Workforce Commission to verify workers' compensation insurance coverage. Patriot will also allow employees to clock in and out via their phones with geotagging, which will be convenient for technicians who are often called out from home. Patriot will replace both ADP and QuickBooks.
- **Update on Lead and Copper Inventory Grant**
Covered under the Engineer and General Manager Report.
- **Potential City of Belton Assumption of Three Creeks Development Area**
The City of Belton again contacted Rudy regarding acquiring the Three Creeks Development Area. Rudy stated that residents currently pay higher homeowners' insurance because Dog Ridge does not provide fire protection. Director Sunshine Sanchez asked whether the City could provide fire protection without assuming revenue from Dog Ridge, as residents already pay city taxes. Rudy explained that because the area falls within the Dog Ridge CCN, the City does not provide fire protection; however, if Dog Ridge relinquished those accounts, the City would. Rudy expressed that he is not willing to relinquish the accounts but is open to discussing a possible purchase. He also noted that any decision would need to consider the terms of the loan associated with the development.

- **Emergency Connection Meeting with the City of Belton**
If and when Heidi and Rudy meet with the City of Belton regarding the Three Creeks Development, this topic will be discussed at that time.
- **Contracting with Outside Vendors**
Discussion tabled at this time.
- **Dog Ridge Logo Initiative**
Amber reported that only two logo submissions have been received so far. The deadline is approaching at the end of February, and she has reshared the social media post promoting the initiative.

NEW BUSINESS

- **Election Procedures**

Information regarding the upcoming election procedures was provided at the previous meeting but could not be voted on because it was not on the agenda. It was presented for approval.

Motioned by: Sunshine Second: Rudy Yea: 5 Nay: 0 Motion Passed

- **Brazos River Authority Rate Increase**

The Brazos River Authority sent a letter to Central Texas Water Supply, which forwarded it to Dog Ridge. This will result in a 1.4% increase in Dog Ridge's monthly water costs, equating to approximately \$25,000 annually.

- **Impact Fees vs. Equity Buy-In**

While reviewing the budget, Rudy identified an overage of approximately \$240,000 due to depreciation. In late December, Rudy and Matthew met with MRB to review pressure plane data, which showed that Dog Ridge has 529 more meters than the 2410 tank is designed to serve, and this tank supports most new growth. Two options were presented: upgrade the pumps to 2,000 gallons per minute or construct a new tower within the next 36 months. Upgrading the 2410 pump would result in significant downtime, requiring water to bypass the metered tower.

To offset infrastructure costs, Rudy proposed rate increases for new builds, including:

- Increasing the equity buy-in for upgrades to existing towers from \$1,252 to \$1,600.
- Implementing impact fees (currently not charged) for builders to help offset the cost of a new tower, based on construction cost divided by the number of meters served.
- Increasing base rates:
- 5/8" meter from \$55 to \$67
- 1" meter from \$112.50 to \$137
- 2" meter from \$360 to \$532
- Increasing tap fees from \$1,374 to approximately \$1,580.

These rates align with AWWA standards.

Rudy also met with TRWA regarding revenue strategies and found tariff language allowing WSCs to charge up to 12 times the base rate as a membership fee. With Dog Ridge's current

base rate of \$55, this would allow a membership fee of \$660. This fee could help offset unpaid balances when customers move out of the service area. The current \$100 fee does not always cover final bills. Rudy proposed a \$400 membership fee for new customers.

Ian Camacho asked how Dog Ridge could guarantee improved water quality if rates are increased. Board President Heidi Curtis responded that Dog Ridge purchases pre-treated water from Central Texas Water Supply and distributes it to customers, so water quality is not directly controlled by Dog Ridge. The primary purpose of the proposed rate increases is to ensure adequate water delivery capacity and to maintain aging infrastructure.

This item was not presented for a vote.

- **Discussion Regarding Employee Retention Bonuses**

Heidi and Rudy discussed the possibility of offering retention bonuses to Dog Ridge staff. Heidi stated that while Dog Ridge remains competitive in wages, retaining experienced employees would further strengthen the organization. Rudy shared a plan for all staff to become water-certified, which would also benefit Dog Ridge. No formal dollar amount was proposed, and board members were tasked with developing suggestions for a retention bonus plan.

SET DATE OF NEXT MEETING

- Board of Directors Meeting

President

February 9, 2026

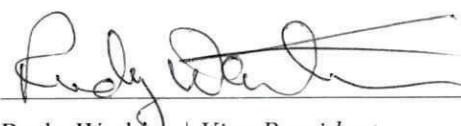
ADJOURNMENT: 7:32pm

Motioned by: Mark Second: Rudy Yea: 5 Nay: 0 Motion Passed



Heidi Curtis | President

Dog Ridge Water Supply Corporation



Rudy Watkins | Vice President

Dog Ridge Water Supply Corporation