



Emerald Bay Municipal Utility District Special Session Minutes Tuesday, March 21, 2023.

The Board of Directors of the Emerald Bay Municipal Utility District met at the District Office, 155 LaSalle Road, Bullard, TX 75757. Present were Directors Dwight Cole, Cayla Washburn, Inge Grant, Bill Harris and Becky Kirkpatrick. Also in attendance was District Manager Laurie Threet.

Director Harris called the meeting to order at 4:46 PM.

Director Harris asked the Board to approve the Regular Session Minutes of January 16, 2023. Director Grant made a motion to approve the minutes, President Harris seconded, and the motion was approved unanimously.

A motion was made by President Harris to approve a service area agreement with Aqua Texas, Inc. (Aqua), allowing Aqua to provide retail water utility service to two tracts currently in Emerald Bay MUD's water certificate of convenience and necessity (CCN). Director Cole seconded the motion, and the motion was approved unanimously.

President Harris made a motion to approve the Compromise and Settlement Agreement with Cowan Land & Cattle Co. Inc. This action will resolve the lawsuit filed by the District to acquire certain property by condemnation, and authorize payment of the Settlement Amount. Additionally, it will direct President Harris to sign the Compromise and Settlement Agreement for the District and to take such other action as required under the Compromise and Settlement Agreement to accomplish its terms. Director Grant seconded the motion, and the motion passed unanimously. President Harris added that he would be directing the District's Council, Mr. Glen Patrick, to contact counsel for Cowan Land & Cattle Co., Inc. requesting the cessation of any and all verbal threats and to assure that all personnel of the Cowan Land & Cattle Company are completely informed of the District's legal rights of access to all property and easements under the law.

Business Manager Laurie Threet presented the completed financial audit prepared by Acker & Company. Director Cole requested several clarifications in the document wording. President Harris then made a motion to approve the document, contingent on approval of the changes submitted by Director Cole. The motion was seconded by Mr. Cole seconded, and the motion passed unanimously.

President Harris noted the exceptional contributions of Ms. Threet and her work not only enhancing the functionality of our system but also working with the auditor to prepare such a thorough document.

Ms. Threet then presented the Operations Cost & Capital Report. Supply chain issues still persist, as do hiring difficulties. The District continues to seek qualified personnel that can assist with operations. A significant rate increase should be expected in the near future.

There being no further business, Director Harris adjourned the meeting at 6:15 PM.

William F. Harris
President



Becky Kirkpatrick
Secretary

Attachment:

President Harris presented a list of repairs/improvements that the District can anticipate becoming necessary in the next 12-36 months.