



MUD Special Session Minutes – November 19, 2025

The Emerald Bay Municipal Utility District Board (MUD) of Directors held a special session on Thursday, November 19, 2025, at 3:00 PM at the Emerald Bay Community Church located at 160 LaSalle Road, Bullard, TX.

The following Directors were present: Jeff Dean, Bill Harris, Becky Kirkpatrick, Cayla Washburn, and Steve Young. Also in attendance were District Business Manager Laurie Threet, Emerald Bay Club General Manager Shaun Poe, and Emerald Bay Club Board members Scott Hagey and Seth Sullivan.

President Harris presented the minutes of November 11, 2025, for corrections or approval. Becky Kirkpatrick made a motion to approve the minutes with one correction. Director Young seconded. The motion carried unanimously.

President Harris summarized the November 10, 2025, meeting with The C.T. Brannon Corporation (consulting engineers) and the Texas Commission on Environmental Quality (TCEQ) Water Quality Permitting Team. He discussed whether the District was interested in pursuing a permit amendment to allow effluent water to be discharged into a stream instead of an irrigation pond, thereby bypassing the Golf Course pump house. He noted that the District must begin the permit renewal process in February 2026.

Ms. Threet then presented documentation detailing the pump house and MUD plant maintenance expenses for calendar years 2021-2025. She noted that the Golf Course pump house maintenance expenses were nearly triple those of the MUD plant maintenance. Director Harris proposed that the water distribution agreement between Emerald Bay Club and the Emerald Bay MUD be amended as follows: beginning January 1, 2026, the Emerald Bay Club will reimburse the MUD for any expenses related to the Golf Course Pump House, including maintenance, repairs, and utilities. Mr. Seth Sullivan requested a written copy of the proposed amendment for review by the Emerald Bay Club Board of Directors.

President Harris recommended tabling the vote on the effluent water discharge permit amendment until the December 16, 2025, meeting.

There being no further business, President Harris adjourned the meeting at 4:11 PM.

Becky Kirkpatrick, Secretary

William Harris, President

Attachment 1: Pump House Expenses & MUD Plant Maintenance

Attachment 2: Summary of meeting with TCEQ regarding permit amendment