



MUD Special Session Minutes – November 25, 2025

The Emerald Bay Municipal Utility District Board of Directors held a special session on Wednesday, November 25, 2025, at Emerald Bay Community Church, located at 160 LaSalle Road, Bullard, TX.

Directors present included Cayla Washburn, Steve Young, Bill Harris, Jeff Dean, and Becky Kirkpatrick. Also in attendance were MUD Manager Laurie Threet, Emerald Bay Club General Manager Shaun Poe, and Emerald Bay Club Executive Committee members Rich Cole, Seth Sullivan, Scott Hagey, and John Miller.

President Harris called the meeting to order at 10:04 AM, and Steve Young made a motion to approve the minutes of the Special Meeting of November 19, 2025, as presented. Cayla Washburn seconded the motion, which passed unanimously.

President Harris reviewed proposed revisions to the existing Affluent Water Dispersal Agreement between the District and the Emerald Bay Club. During discussion, Club committee members raised questions regarding the timing of the revisions and the potential financial impact on the Club. President Harris explained that the District has recently initiated the renewal process for its Wastewater Permit, making this an appropriate time to amend the agreement.

Under the revised agreement, the District will continue to oversee maintenance and repairs of the Golf Course Pump House. However, beginning January 1, 2026, all expenses related to electric utilities, maintenance, and repairs will be billed directly to the Emerald Bay Club. President Harris noted that the District Council is currently preparing a formal document outlining these terms for the Club's review.

District Manager Laurie Threet reported ongoing issues with a landowner vandalizing a District easement and acting aggressively toward District employees. MUD employees have been advised of their entitlement to decline assignments that may place them in unsafe situations. Ms. Threet and President Harris will consult with District Counsel regarding potential legal action.

Steve Young made a motion to authorize the District Engineer, C.T. Brannon Corporation, to proceed with renewal of the District Wastewater Permit. Jeff Dean seconded, and the motion passed unanimously.

With no further business to address, President Harris adjourned the meeting at 11:32 AM.

Becky Kirkpatrick, Secretary

William Harris, President