



## Creedmoor-Maha Water Supply Corp.

### Monthly Board of Directors Meeting

## MINUTES

A Regular meeting of the Creedmoor-Maha Water Supply Corporation Board of Directors was held on Wednesday, August 20, 2025, at 6:00 PM at 13709 Schriber Rd, Buda, Texas 78610.

**Board Members Present:**

President John Gray  
Vice President Yvonne Gil-Vallejo  
Secretary/Treasurer Rebecca Richards  
Director Bobby Burklund  
Director Anna Ortiz  
Director Ben Horton

**Board Members Absent:**

Director Darrell Walenta  
Director Jay Vaughn

**Attending Staff:**

Matthew Pickle, General Manager  
Scott Rickabough, Ops Manager  
Cassie Taylor, Business Manager  
Darla Damron, Executive Support

**Other:**

Duncan Norton  
Aaron Rojas, MRB  
Skip Dorsett, Bird Dog

#### 1. OPEN MEETING - Establish a Quorum

**President John Gray called the meeting to order and established a quorum at 6:00PM.**

#### 2. Open Forum

No one requested to speak to the board.

#### 3. CONSENT AGENDA

- a. July 2025 Board Minutes
- b. July 2025 Financial Reports and Account Balances
- c. July 2025 Statement of Financial Position

**Director Anna Ortiz motioned to approve the consent agenda, as presented.**

**Director Yvonne Gil-Vallejo seconded the motion. The motion carried, 6-0.**

#### 4. OLD BUSINESS

- a. Update on BGICO Desalination Plant Agreement  
This was a communication item only.

5. NEW BUSINESS

- a. Adopt CMWSC/MRB 2024 Water Conservation Plan

**Director Ben Horton motioned to approve the 2024 Water Conservation Plan. Director Rebecca Richards seconded the motion. Motion carried, 6-0.**

- b. Consider/Approve Comprehensive Emergency and Cybersecurity Response Framework

**Director Rebecca Richards motioned to approve the Comprehensive Emergency and Cybersecurity Response Framework and give permission for the General Manager and Board President to sign it. Director Bobby Burklund seconded the motion. Motion carried, 6-0.**

- c. Consider and/or Approve Canfield Connors NSSA Mr. 12418 Laws Rd Mustang Ridge

**Director Rebecca Richards motioned to approve the Canfield Connors NSSA and authorize the GM To sign it. Director Yvonne Gil-Vallejo seconded the motion. Motion carried, 6-0.**

6. GENERAL MANAGER'S REPORT

7. OPERATIONS REPORT

- a. MRB Engineering Report

This was a communication item only.

**Director Yvonne Gil-Vallejo motioned to open closed session at 6:35 PM. Director Ben Horton seconded the motion. Motion carried, 6-0.**

8. EXECUTIVE SESSION & ACTION RELATED TO EXECUTIVE SESSION

Discuss and act on any matter discussed in Executive Session including, but not limited to, personnel matters, litigation, and any terms and conditions regarding any agreements related to any of the above matters. No action was taken while in closed session.

**Director Yvonne Gil-Vallejo motioned to open closed session at 6:36 PM. Director Bobby Burklund seconded the motion. Motion carried, 6-0.**

- a. Update on Litigation with HFH Investments, LP

**Director Anna Ortiz motioned to reconvene into open session at 6:51 PM. Director Yvonne Gil-Vallejo seconded the motion. Motion carried, 6-0.**

**Director Rebecca Richards motioned to reject the latest offer from HFH. Director Anna Ortiz seconded the motion. Motion carried, 6-0.**

9. ADJOURNMENT was at 6:52 PM.

**Director Yvonne Gil-Vallejo motioned to adjourn the meeting. Director Anna Ortiz seconded the motion. The motion carried, 6-0.**