



## 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, May 21, 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 Jay Vaughn  
Director Anna Ortiz  
Ben Horton

**Board Members Absent:**

Director Darrell Walenta

**Attending Staff:**

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

**Other:**

Duncan Norton/Mattie Neira LG  
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 6:00 PM.**

#### 2. Open Forum

**Carol Visco shared a concern regarding the water rates and late fee fine.**

#### 3. CONSENT AGENDA

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

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

**Director Bobby Burklund seconded the motion. The motion carried, 7-0.**

#### 4. OLD BUSINESS

- a. Consider and/or Approve Water Tower Demolition

**Director Jay Vaughn motioned to approve Hunter demolition bid. Director Rebecca Richards seconded the motion. The motion carried, 7-0.**

- b. Consider and/or Approve Investment Options

**Director Rebecca Richards motioned to approve Cadence Bank for investing the reserve funds. Director Yvonne Gil-Vallejo seconded the motion. The motion carried, 7-0.**

- c. Consider and/or Approve 401(k) Retirement Plan Options

**Director Yvonne Gil-Vallejo motioned to approve the move of the developer funds and the reserve fund to cadence bank and approve the creation of a 6% match 401k program for all employees managed by cadence bank. Director Rebecca Richards seconded the motion. The motion carried, 7-0.**

- d. BGICO Desalination Plant Agreement Update

**This was a communication item only.**

## 5. NEW BUSINESS

- a. Consider Approve Creedmoor MUD Wastewater Agreement

**Director Anna Ortiz motioned to approve the Creedmoor MUD Wastewater Agreement and give the General Manager permission to sign it. Director Jay Vaughn seconded the motion. The motion carried, 7-0.**

- b. Consider and/or Approve Construction of Warehouse

**Director Jay Vaughn motioned to authorize the Creedmoor Maha WSC management team to negotiate and execute a contract in an amount not to exceed \$99,000, because \$90,000 of budget for construction with a 10% contingency per cost increase. Director Anna Ortiz seconded the motion. The motion carried, 7-0.**

- c. 60<sup>th</sup> Anniversary Celebration

**This was a communication item only. A 60<sup>th</sup> Anniversary Celebration will be held in November 2025.**

## 6. GENERAL MANAGER'S REPORT

*This was a communication item only.*

## 7. OPERATIONS REPORT

- a. MRB Engineering Report

*This was a communication item only.*

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 Jay Vaughn motioned to open closed session at 7:28 PM. Director Anna Ortiz seconded the motion. Motion carried, 7-0.**

**Director Yvonne Gil-Vallejo motioned to open closed session at 7:30 PM. Director Rebecca Richards seconded the motion. Motion carried, 7-0.**

- a. Update on Litigation with HFH Investments, LP

*No action was taken on this agenda item.*

- b. Consideration of legal issues related to vendor contracts pursuant to Tx Gov. Code Sec. 551.071.

*No action was taken on this agenda item.*

**Director Yvonne Gil-Vallejo motioned to reconvene into open session at 7:38 PM. Director Rebecca Richards seconded the motion. Motion carried, 7-0.**

9. ADJOURNMENT was at 7:38 PM.

**Director Yvonne Gil-Vallejo motioned to adjourn the meeting. Director Anna Ortiz seconded the motion. The motion carried, 7-0.**