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, September 24, 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 (left at 6:47 PM)
Director Jay Vaughn

Board Members Absent:
Darrel Walenta
Director Ben Horton

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 & Trey Taylor, MRB
Caley 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

3. CONSENT AGENDA
   a. August 2025 Board Minutes
   b. August 2025 Financial Reports and Account Balances
   c. August 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. Approve Drought Contingency Plan Resolution

Director Rebecca Richards motioned to approve the 2024 Drought Contingency Plan Resolution and give the General Manager permission to sign it. Director Anna Ortiz seconded the motion. Motion carried, 6-0

b. Consider and/or Approve BGICO Desalination Plant Agreement

Director Jay Vaughn motioned to approve the BGICO Desalination Agreement and Give the General Manager approval to sign it, subject to final negotiations, approved by the President, John Gray. Director Bobby Burklund seconded the motion. Motion carried, 6-0.

c. Approve TWDB Contract 2 Bid Recommendation

Director Jay Vaughn motioned that the Board award the TWDB Contract 2 bid to Whitewater Construction Inc.. Director Rebecca Richards seconded the motion. Motion carried, 6-0.

5. NEW BUSINESS
   a. Update on 2026 Board Election

This was a communication item only.

b. Discuss Rain Barrel Distribution Program

This was a communication item only.

c. Discuss Possible Scholarship Program

This was a communication item only.

6. GENERAL MANAGER'S REPORT

7. OPERATIONS REPORT
   a. MRB Engineering Report

This was a communication item only.

8. COMMUNICATIONS COORDINATOR REPORT

This was a communication item only.

Director Yvonne Gil-Vallejo motioned to go into closed session at 6:49 PM. Director Bobby Burklund seconded the motion. Motion carried, 5-0.

9. 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 6:51 PM. Director Bobby Burklund seconded the motion. Motion carried, 5-0.

a. Update on Litigation with HFH Investments, LP

Director Jay Vaughn motioned to reconvene into open session at 6:51 PM. Director Rebecca Richards seconded the motion. Motion carried, 5-0.

Director Jay Vaughn motioned that the board approve the HFH settlement for $500,000.00 with the release of 70 acres from the CCN and give the General Manager permission to sign it, subject to final negotiations of the settlement agreement, further subject to final approval by the President John Gray and Vice President Yvonne Gil-Vallejo. Director Bobby Burklund seconded the motion. Motion carried, 5-0.

10. ADJOURNMENT **was at 7: 13 PM.**

Director Jay Vaughn motioned to adjourn the meeting. Director Yvonne Gil-Vallejo seconded the motion. The motion carried, 5-0.