



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, October 22, 2025, at 6:00 PM at 13709 Schriber Rd, Buda, Texas 78610.

Board Members Present:

President John Gray
Vice President Yvonne Gil-Vallejo (arrived 6:04PM)
Secretary/Treasurer Rebecca Richards
Director Darrell Walenta
Director Bobby Burklund
Director Anna Ortiz
Director Ben Horton

Board Members Absent:

Jay Vaughn

Attending Staff:

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

Other:

Duncan Norton & Mattie Neira, LG
MRB Group, Aaron Rojas
Bird Dog Water Detection, Skip Dorsett
Hydrant Rescue, Blake Dorsett

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

Director Anna Ortiz motioned to approve the consent agenda, as presented. Director Ben Horton seconded the motion. The motion carried, 6-0.

4. OLD BUSINESS

- a. Consider Approving Lone Star East Holdings NSSA

Director Rebecca Richards motioned to approve the delegation and final details of the NSSA with Lonestar East Holdings and authorize the General Manager to sign it. Director Darrell Walenta seconded the motion. Motion carried, 7-0.

5. NEW BUSINESS

- a. Consider Approving the 2025-2026 Fiscal Budget

Director Anna Ortiz motioned to board approve the FY2026 CMWSC Budget. Director Bobby Burklund seconded the motion. Motion carried, 7-0.

- b. Consider Approving the 2026 Annual Meeting Date, Process, and Forms

Director Anna Ortiz motioned to approve the annual meeting date of February 18, 2026 as well as the election process and forms, as presented, and to select Yvonne Gil-Vallejo as the Election Credentials Committee Chair. Director Bobby Burklund seconded the motion. Motion carried, 7-0.

- c. Consider Approving New Scholarship Program

Director Rebecca Richards motioned to approve the CMWSC academic scholarship program, as presented, with amendments forthcoming. Director Yvonne Gil-Vallejo seconded the motion. Motion carried, 7-0.

- d. Consider Approving PR Campaign

No action was taken.

- e. Consider Approving Van Trust N SSA

No action was taken.

6. GENERAL MANAGER'S REPORT

This was a communication item only.

7. OPERATIONS 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 executive session at 7:18 PM. Director Bobby Burklund seconded the motion. Motion carried, 7-0.

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 Ben Horton motioned to open executive session at 7:19 PM. Director Darell Walenta seconded the motion. Motion carried, 7-0.

- a. Update on Litigation with HFH Investments, LP
- b. Discussion of Personnel Matters under Section 551.074

Director Rebecca Richards motioned to close executive session at 7:40 PM. Director Ben Horton seconded the motion. Motion carried, 7-0.

Director Ben Horton motioned to reconvene into open session. Director Yvonne Gil-Vallejo seconded the motion. Motion carried, 7-0.

10. ADJOURNMENT was at 7:41 PM.

Director Yvonne Gil-Vallejo motioned to adjourn the meeting at 7:41 PM. Director Bobby Burklund seconded the motion. The motion carried, 7-0.