

**Medina County, Texas**

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**Potranco Ranch Public Improvement District  
Board of Directors' Meeting  
MEETING MINUTES**

**Wednesday, May 27, 2015, at 11:15 a.m.**

**Sammy's Restaurant  
202 Old US Highway 90 E, Castroville, TX 78009  
(830) 931-2204**

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1. Call to Order:
  - a. General Eugene Habiger called the meeting to order at 11:34 a.m.
2. Roll Call:
  - a. Members Present: General Eugene Habiger, Megan J. Clay, Harry Hausman, Mary Hoyt and Commissioner Larry Sittre
  - b. Members Absent: None
3. Proof of Quorum: A quorum was present.
4. Citizens to be Heard: None
5. Receive briefing from Developer and County on the status of project and discussion on any potential future actions/items for consideration by Board, including briefing on current status and performance of PID:
  - a. David Earl on behalf of the Developer gave an update to the Board. With regard to the sewer plant, the flows have been less than anticipated and there is capacity for additional homes. The home construction schedule is course based on total home valuation even though the number of homes is slightly lower than anticipated due to weather delays. Pursuant to the Finance Plan, there is \$1,500,000 committed for County improvements. Mr. Earl stated that the County should be in a position to issue the bonds for the construction of County improvements 2 years ahead of schedule. Mr. Earl recommended looking at bond issuance in 11-18 weeks (bonds would not fall on full faith and credit of the County). The Commissioners Court has the authority to decide how the \$1,500,000 be spent. Mr. Earl stated that the Developer will be out of land in about 2.5 years-Developer looking for additional land to acquire.
  - b. Commissioner Larry Sittre moved that the PID Board recommend to Developer that the streets be named after the following individuals: Commissioner Richard Saathoff, Commissioner David Lynch, Commissioner David Lynch and Judge Chris Schuchart, the motion was seconded by Harry Hausman, and upon vote, the motion was unanimously approved.

6. Discussion and action on Developer's reimbursement request number five in the amount of \$367,028.75 for Unit 4 pursuant to the terms of the Development Agreement:
  - a. The Board held discussion on this item and a motion was made by Commissioner Larry Sittre to approve Developer's reimbursement request in the amount of \$367,028.75 for Unit 4 pursuant to the terms of the Development Agreement of the Zone, the motion was seconded by Harry Hausman, and upon vote, the motion was unanimously approved.
7. Discussion and action (as needed) on Developer's invoice in the amount of \$17,193.49:
  - a. The Board held discussion on this item.
8. Discussion and action (as needed) on opening of new bank account for the Potranco Ranch Public Improvement District:
  - a. The Board held discussion on this item.
  - b. Commissioner Larry Sittre made a motion to adopt a banking resolution to open a new bank account at Castroville Bank of the PID Board pursuant to Chapter 372 of the Texas Local Government Code to require two signatories (Mary Hoyt and Megan J. Clay), Megan J. Clay seconded, and upon vote, the motion was unanimously approved.
9. Discussion and approval of minutes from the following Potranco Ranch Public Improvement District Board of Directors' meeting:
  - a. March 4, 2015
    - i. The minutes were approved with the following changes:
      1. Item 5.a.iv. correct spelling from 'Schubert' to 'Schuchart'
      2. Item 7 change Commissioner Richard Saathoff to Harry Hausman.
10. Discussion regarding items for future agenda:
  - a. Discuss potential bond issuance.
  - b. Update Board regarding new PID bank account.
11. New Business: None
12. Discussion by the Board to set next meeting date: Wednesday June 24<sup>th</sup> at 11:15 a.m.
13. Motion to Adjourn: Harry Hausman moved to adjourn, Megan J. Clay seconded the motion, and upon vote, the motion was unanimously approved. The meeting was adjourned at 11:56 a.m.