

MINUTES OF
REGULAR MEETING
VARNER CREEK UTILITY DISTRICT
April 15, 2026

STATE OF TEXAS :

COUNTY OF BRAZORIA :

The Board of Directors of Varner Creek Utility District of Brazoria County, Texas convened in Regular Session on Wednesday, April 15th, 2026, at 1st Capital Business Services office at 310 E Brazos Ave, West Columbia,77486, outside the boundaries of the district.

to-wit:

Keith Barker	President
Amy Neal	Treasurer
Jim Stubbs	Vice President
Jody Tielke	Secretary
Mark Hopkins	Director

Also, present were the following: Micheal Bendit, 1st Capital Business Services, LLC; Randy Liska of Baker & Lawson; Ben Ryder of Ryder Company; Paul Tobias & Elliot Laporte; Resident. Gabriel Sepulveda of KML Auditors. All Directors were present, thus constituting a quorum. The meeting was called to order at 9:30 AM

Minutes are presented in order of the stated agenda even though actual order of topics may be discussed out of agenda order.

A. Public comments: None

B. OPERATOR'S and SECURITY REPORT

1. Operator's Monthly report (see overall report)

- Bacterial samples taken all samples good
- Levy Inspection good
- NTS hooked up booster pump
- Manhole inspection for infiltration
- Hydrant flushing
- 2 taps
- Control panel connected

Mark Hopkins made a motion to approve the overall Operator's Report and was seconded by Jody Tielke and the vote passed unanimously 5-0.

C. Engineer's Report

1. **12" water line replacement project-** pump & discharge header delivery 4/15/&4/29 - start date 4/20/2026

2. Update only and further discussion regarding planning for 2028 Bond projects.

Mark Hopkins motioned to accept the overall Engineer's report and Amy Neal seconded the motion. The vote passed unanimously 5-0.

D. Sewer and water billing and collection reports

1. *A motion was made by Jim Stubbs and seconded by Amy Neal to approve the cut-off date of 4/22/26 and overall water sewer report and the vote passed unanimously 5-0.*

2. *A motion was made by Amy Neal and seconded by Jody Tielke to refund Greco Family \$1061.71 in overbilled water/sewer charges and the vote passed unanimously 5-0.*

E. LEGAL/FINANCIAL:

1. 2028 Bonds – Update only

2. 2026 Fireworks- *A motion was made by Amy Neal to donate \$6,000 to the community fireworks display and was seconded by Mark Hopkins and the vote passed unanimously 5-0.*

3. Twin Lakes Anglers Club – *After discussion and presentation by TLAC representative, Jim Stubbs made a motion to approve the gravel walking path & equipment transportation for repairs and maintenance in the easement for the Marina and was seconded by Amy Neal and the vote passed unanimously 5-0.*

4. Paperless Billing – *After discussion, Keith Barker made a motion to approve the transition to paperless billing (all new residents will be paperless) and was seconded by Jody Tielke and the vote passed unanimously 5-0.*

5. 2025 FY Audit – Gabriel Sepulveda of KML presented the 2025 Audit to the board. *After review and discussion, Jim Stubbs made a motion to accept the audit as presented and was seconded by Amy Neal and the vote passed unanimously 5-0.*

F. ADMINISTRATORS REPORT

1. Micheal Bendit presented the Cash Balance Reports with the transfers and balances in the District's Operating, Capital Projects, and Debt Service accounts for the month of March 2026. *Motion to accept the report made by Mark Hopkins, seconded by Jody Tielke and the vote was unanimously approved 5-0.*

2. **Budget Report/Income Statement:** *Motion to accept the P&L Budget was made by Mark Hopkins and seconded by Jim Stubbs. The vote was unanimously approved 5-0.*

3. Micheal Bendit presented the list of checks prepared for the April 2026 invoices. *The checks total \$182,689.98 from the Operating fund. Motion to pay the bills made by Mark Hopkins, seconded by Jim Stubbs and the vote was unanimously approved 5-0.*

4. **Minutes-** *A motion was made by Jim Stubbs and seconded by Jody Tielke to approve Meeting minutes from March 18, 2026 and the vote passed unanimously 5-0.*

5. **Tax Summary-** *Mark Hopkins made a motion to accept the March 2026 Tax Summary and was seconded by Jim Stubbs and the vote passed unanimously 5-0.*

H. There being no other business to come before the Board, Keith Barker made a motion to adjourn at 11:45 AM..

Micheal Bendit
District Administrator