



MUD Regular Session Minutes – October 21, 2025

The Emerald Bay Municipal Utility District Board of Directors held a regular session on Tuesday, October 21, 2025, at 3:30 PM at the Emerald Bay Community Church located at 160 LaSalle Road, Bullard, TX.

Directors present included Cayla Washburn, Steve Young, Bill Harris, Jeff Dean, and Becky Kirkpatrick. Also in attendance was MUD District Manager Laurie Threet.

President Harris called the meeting to order at 3:43 PM, and Director Dean made a motion to approve the minutes of the Special Meeting of September 3, 2025, as presented. Director Young seconded the motion, which passed unanimously.

Laurie Threet then presented the Financial Report for fiscal year 2024–2025. She noted that the figures were preliminary and subject to change pending the completion of the annual audit.

Following the financial update, Ms. Threet introduced the revised budget for fiscal year 2025–2026. She outlined several major projects addressed in the proposed budget, including repairs to the elevated storage tower, completion of the ground storage tank installation, resurfacing of community roads, renovations to the MUD office, continued repairs to the South Bay bridge, and ongoing work on the wastewater collection system. In addition to the budget overview, she presented the latest inspection report on the water tank and summarized recent meetings with both the Upper Neches River Authority and the City of Tyler Fire Chief.

After discussion, Director Young made a motion to approve the revised budget as presented. Director Dean seconded the motion, and it passed unanimously.

The Operations Report followed, beginning with an update on the Quarterly Complaint and Resolution Log. The board also discussed the potential implementation of electronic billing to improve service efficiency. The recent Unauthorized Discharge Report was reviewed, and President Harris provided a progress update on the ground storage tank project.

For security enhancements, and based on the advice of District Counsel, the board approved several changes to visitor access. Effective immediately, visitors will be restricted from entering the back office. Lobby hours will be set from 8:00 AM to 4:30 PM, and all visitors will be required to sign in and out.

President Harris moved to approve a new District Ordinance requiring all lakeside residential properties on Williamsburg Lane to bore under Williamsburg Lane and reconnect their private lift pump stations to the District's gravity-flow collection line located along the golf course fairway near hole 14. This requirement applies only upon transfer of property ownership and only if the reconnection has not previously been completed. Director Kirkpatrick seconded, and the motion passed unanimously.

At 5:10 PM, the board entered Executive Session. The session concluded at 5:19 PM, at which point the board resumed open session. With no further business to address, President Harris adjourned the meeting at 5:20 PM.

Becky Kirkpatrick, Secretary

William Harris, President