



MUD Regular

Session Minutes – January 20, 2026

The Emerald Bay Municipal Utility District Board of Directors convened in regular session on Tuesday, January 20, 2026, at 4:00 PM at the Emerald Bay Community Church, 160 LaSalle Road, Bullard, Texas.

Directors Cayla Washburn, Jeff Dean, Steve Young, Bill Harris, and Becky Kirkpatrick were present. District Manager Laurie Threet, along with Annette Clay, Rory Laney, Seth Sullivan, and John Miller, also attended.

President Harris called the meeting to order at 4:00 PM. Director Kirkpatrick moved to approve the Special Meeting minutes of January 17, 2026; Director Washburn seconded. The motion carried unanimously.

President Harris opened discussion regarding the effluent water discharge contract between the Emerald Bay Club (EBC) and the Municipal Utility District (MUD).

- Seth Sullivan requested clarification on the term routine maintenance and was advised that maintenance would continue as customary and as needed.
- John Miller requested clarification regarding whether the agreement allowed termination by either party. District Manager Threet explained that the MUD is required to enter into a 10-year agreement with the State of Texas for effluent disbursement; however, the agreement may be terminated by either party at the conclusion of that term. President Harris reiterated that, if terminated, effluent water would no longer be applied to the golf course and would instead be diverted to the lake.
- Rory Laney requested an estimate of annual operating costs, and Ms. Threet provided documentation.

The EBC Executive Committee agreed to provide a formal response to the MUD no later than January 29, 2026.

President Harris reported continued progress on the ground storage tanks. The second of three installment payments has been made, steel welding is complete, and the tanks have been primed. Painting will resume when weather conditions allow.

District Manager Threet presented the operations report:

- Office renovations are nearing completion and are now functional.
- The office is considering implementing a fee to cover staff time spent processing Open Request Forms.
- Inflow protectors are being installed, and lift stations 5 and 6 continue to require cleaning three times per week to protect the pumps.
- The complaint initiated by Mr. Dwight Tinney regarding the lateral sewer line of one of his neighbors will be evaluated by TCEQ on January 22, 2026.
- Repairs continue on the line between wells 1 and 2.
- Two new operators have been hired.

The Quarterly Financial Report was postponed pending completion of the annual audit.

With no further business, President Harris adjourned the meeting at 5:27 PM.

Becky Kirkpatrick, Secretary

William Harris, President