

LAKE POINTE MUNICIPAL UTILITY DISTRICT

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

August 8, 2019

The Board of Directors of Lake Pointe Municipal Utility District (the "District") met in a regular session, open to the public, inside the boundaries of the District, in the Lake Pointe Community Center, 11700 Sonoma Drive, Austin, Texas 78738 on August 8, 2019 at 7:00 p.m. The District posted a copy of the notice of meeting along with associated certificates, attached as "Exhibit A."

Item No. 1

Item No. 1 was to Call to Order and Establish Quorum. President Knuff called the roll of the members of the Board of Directors:

Director Fred Goff
Director Steven Knuff
Director Jim Norris
Director Marci O'Connell
Director Robert Salgo

All of the members of the Board were present. Also, in attendance were William Swanks with TUMCO; Randy Wilburn with Gilbert Wilburn PLLC; Tom Hegemier with Doucet and Associates; Guillermo Angulo with LandCare; and residents Nicholas Knuff and Rick Thornley.

Item No. 2

Item No. 2 was to receive Public Comment on items not on the Agenda. Director Salgo read an update from the HOA, which is attached to these minutes. No citizens addressed the Board. The Board took **NO ACTION** on this item.

Item No. 6

Item No. 6 was to discuss, consider, and take action as necessary regarding landscape services within the Lake Pointe Subdivision. Guillermo Angulo provided the Landscape Calendar to the Board. He noted that one of the landscape controllers located at the front of the subdivision was not operating correctly. His team has repaired that controller and one valve. Mr. Angulo noted that LandCare would complete its trimming of trees along Sonoma by the end of the following week.

Operations Manager Swanks asked whether Mr. Angulo had received the new landscape irrigation schedule from the West Travis Co. PUA "PUA," and Mr. Angulo confirmed that he had received the new schedule. Director Goff asked if LandCare had increased any irrigation due to the hot weather, and Mr. Angulo responded that LandCare had not due to the Board's prior concern with the high cost of water from the PUA.

Director Salgo asked if he could ride with Mr. Angulo to look at the irrigation needs of the community's landscaping. The Board discussed the irrigation audits for the community's irrigation system. Mr. Angulo stated that he would send the irrigation schedule to President Knuff.

President Knuff and Operations Manager Swanks asked about various concerns raised by residents. President Knuff and Director Salgo will ride with Mr. Angulo to expect the areas of concern.

The Board took **NO ACTION** on this item.

Item No. 5

Item No. 5 was to discuss, consider, and take action as necessary regarding the repair and maintenance of District facilities, including the ongoing Lyons Club stormwater system repair, the District's MS4 stormwater permit, the maintenance plan for the District's stormwater ponds, and an Eagle Scout proposal for the Lake Pointe Trail Project 2019.

Tom Hegemier with Doucet and Associates updated the Board regarding the Lyons Club stormwater system repair. He noted that he had walked the project with Director Salgo, and the District was waiting on a final invoice from the contractor.

Regarding the District's Municipal Storm Sewer System ("MS4") permit, Mr. Hegemier noted that he had submitted all of the necessary paperwork to the Texas Commission on Environmental Quality ("TCEQ"). Mr. Hegemier noted that new MS4 application was more streamlined than the past application. He noted that District compliance should not be an onerous burden. Mr. Hegemier noted that the TCEQ requires the District to post the Notice of Intent on the District's website within 60 days of the July 21 submittal to the TCEQ.

Mr. Hegemier then discussed the three ponds that are next on the District's maintenance schedule for stormwater ponds. His estimates maintenance for the three ponds is about \$20,000 for the Napa pond, \$40,000 for the Nevada pond, and \$45,000 for the Section 6 pond. The Board discussed the other District ponds that may need additional maintenance.

Finally, Nicholas Knuff and Rick Thornley made a presentation of their proposal for a Lake Pointe Pond Trail Project 2019 as part of their Eagle Scout project. They estimated costs for the installation of the trail and picnic table to be approximately \$3,000. Messrs. Knuff and Thornley informed the Board that they would also be making a presentation to the HOA Board on the following Monday evening. They were seeking District approval of the proposal before proceeding with the project. Director Norris made a motion to approve the proposal for a cost not to exceed \$3,000. Director O'Connell seconded the motion, and it passed 4-0-1, with President Knuff abstaining.

Item No. 3

Item No. 3 was to review and approve the minutes of the July 11, 2019 Board of Directors' meeting. Director Salgo made a motion to approve the minutes as amended. Director O'Connell seconded the motion, President Knuff called the vote, and the motion **PASSED** unanimously.

Item No. 4

Item No. 4 was to discuss, consider, and take action as necessary regarding the financial reports and payment of the District's bills. Director O'Connell made a motion to approve the bills, as amended. Director Norris seconded the motion. President Knuff called the vote, and the motion **PASSED** unanimously.

Item No. 7

Item No. 7 was to discuss, consider, and take action as necessary regarding the ongoing activities of the PUA. President Knuff reported on his conversations with General Manager Reichers regarding the raw water project. He also reported on his effort to reach out to the PUA regarding converting the Vista Pointe Park irrigation system to raw water as envisioned in the District's Memorandum of Understanding with the PUC on the Raw Water Line Project. Operations Manager Swanks suggested that the District install a storage tank and pump to irrigate the park with the raw water. The Board discussed the possible options for using raw water, and asked President Knuff to request the water connection at the park in accordance with the PUA's prior commitment. The Board took **NO ACTION** on this item.

Item No. 8

Item No. 8 was to discuss, consider, and take action as necessary regarding the Preserve.

Director Norris updated the Board on the status of the replacement of the existing swim platform and phase one of a new dock. He provided the Board with a survey and the conceptual design for possible presentation to the City of Austin for permitting purposes. The Board had a long discussion regarding the possible options for the swim platform and the dock. Director O'Connell made a motion authorizing Counsel Wilburn and Director Norris to meet with the City regarding permitting issues and financial advisor regarding potential financing mechanisms for the swim platform and dock, with Counsel Wilburn's billing for these discussions not to exceed \$3k. Director Salgo seconded the motion, and it **PASSED** unanimously.

Item No. 9

Item No. 9 was to discuss, consider, and take action as necessary regarding the Boundary Fence project within the Lake Pointe Subdivision. Director O'Connell provided an update to the RFQ. The Board took **NO ACTION** on this item.

Item No. 10

Item No. 10 was to discuss, consider, and take action as necessary regarding the District's solid waste management agreement. President Knuff met with Ja-mar Prince

from Texas Disposal Systems regarding possible revisions to the charges in the agreement. Counsel Wilburn reminded the Board that the current contracts were valid through fiscal year 2020. The Board took **NO ACTION** on this item.

Item No. 11

Item No. 11 was to discuss, consider, and take action regarding the adoption of the District's 2019-2020 budget. Director Salgo led the Board's discussion on the proposed budget, and the Board adjusted the draft budget that TUMCO provided. Counsel Wilburn noted that the Board would adopt a final budget during the September Board Meeting. The Board took **NO ACTION** on this item.

Item No. 12

Item No. 12 was to discuss, consider, and take action as necessary regarding the adoption of the District's 2019-2020 ad valorem tax rates. Counsel Wilburn presented the proposed tax values based upon the County's estimate of tax values, and he discussed the necessity of having an additional meeting in August due to the failure of the Travis Central Appraisal District in providing a certified tax roll. The Board discuss possible tax rate scenarios, but the Board took **NO ACTION** on this item.

Item No. 13

Item No. 13 was to discuss items for Future Agendas. The Board did not have any suggestions for additional items.

Item No. 14

Item No. 14 was Adjournment. Director O'Connell made a motion to adjourn the meeting. Director Norris seconded the motion, and it **PASSED** unanimously.

PASSED, APPROVED, AND ADOPTED this 12th day of September 2019.


Frederick W. Goff, Secretary

(DISTRICT SEAL)

