

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

THE STATE OF TEXAS

COUNTY OF TRAVIS

LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

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The Board of Directors of Lakeside Water Control and Improvement District No. 1 (“District” or “Lakeside WCID No. 1”) met in regular session, open to the public, outside the boundaries of the District, at the Blackhawk Amenity Center, 3111 Speidel Drive, Pflugerville, Texas, at 7:00 p.m. on July 9, 2019. A copy of the notice of meeting along with associated certificates of posting are attached hereto as Exhibit “A”.

The roll was called of the members of the Board of Directors, to-wit:

Jeff Stivers	President
Thomas Arndt	Vice President
James Laughlin	Secretary/Treasurer
Brian Kinney	Assistant Secretary
Travis Piccolin	Assistant Secretary

All members of the Board were present, except Director Piccolin, thus constituting a quorum of the Board of Directors. All Directors present voted on all matters that came before the Board. Also in attendance were Jeff Monzingo of Montoya & Monzingo, LLP; Keith Collins of Randall Jones Engineering, Inc.; David Klein, Attorney and Fred Castro, Legal Assistant, of Lloyd Gosselink Rochelle & Townsend, P.C.; and Sean Turnbow, President, Meadows of Blackhawk Homeowners Association (the “HOA”).

Director Stivers called the meeting to order and announced that a quorum of the Board was in attendance. Director Stivers stated that the Board would first consider the approval of the minutes of the June 11, 2019 regular meeting. Director Arndt requested that the word “injury” be replaced with the word “inquiry” on the third sentence from the bottom of page 3, and that “Stivers” replace “Wang” in the first line of the last paragraph on page 4. After discussion, upon motion by Director Stivers, seconded by Director Laughlin, and unanimously carried, the Board approved the minutes of the June 11, 2019 regular meeting, as amended.

The next item to come before the Board was to receive public comment on non-agenda items. The Board recognized Mr. Turnbow, who informed the Board that he had recently been elected President of the Meadows at Blackhawk HOA Board of Directors. After discussion, Mr. Turnbow confirmed that his residence is located within the boundaries of the District.

Director Stivers stated that the Board would next receive a report from the District’s Engineer. Mr. Collins provided a brief update on the status of utility construction within the

Blackhawk development. Next, Mr. Collins reiterated that the Board had directed that he engage the services of LOMAS Land Maintenance to clean out the drainage channel leading to the District's retention pond located in Meadows of Blackhawk, Section 1 adjacent to 2100 Talamore Lane. Mr. Collins noted that the work also included the clearing of debris from the barbed wire fence at this location and trimming up the large trees at this location so that tree limbs do not droop into and block the channel. Mr. Collins confirmed that all maintenance activities at this location had been performed. Mr. Collins stated that upon inspection of the work, he noticed that the drainage channel has sustained some washout, which over time could undermine the concrete flume at the head of drainage channel. He suggested that the Board address the issue by installing limestone rip rap where needed. After discussion, the Board directed Mr. Collins to engage the services of LOMAS Land Maintenance for the installation of limestone rip rap at this location for a cost not to exceed \$2,500.

The next item to come before the Board was to consider authorizing the filing of an application to the Texas Commission on Environmental Quality (the "TCEQ") for a Municipal Separate Storm Sewer System Permit ("MS4 Permit"). Mr. Klein presented this item. Mr. Klein stated that the Lakeside WCID Nos. 1, 2B, 2C, and 2D Stormwater Subcommittees (the "Subcommittee"), in association with the District's Engineer, had determined that this permitting cycle the Lakeside Districts would prepare and file a shared Stormwater Management Plan ("SWMP").

Director Stivers noted that certain information contained in the MS4 Permit would have to be posted on the District's website; and then he pointed out that since the Lakeside Districts will be sharing a SWMP, he was unsure how each District would comply with that requirement, since Lakeside WCID No. 1 is the only Lakeside District with its own website. He proposed that since the District's website can be accessed at Lakesidewcid.com, the other Lakeside Districts could also use that webpage to post their information. Mr. Klein added that other Districts will need to get their own websites, and perhaps links to those websites could be added to the Lakesidewcid.com webpage. Director Stivers noted that the Board had reached out to the other Lakeside Districts in an effort to collaborate in a single website in the past and had mixed results. Director Stivers also said that the Board should be aware that the District's website may require significant more time to manage with these additional requirements, and that it may become burdensome for Director Piccolin to manage the District's website on his own. He stated that moving forward, the Board should give thought to budgeting sufficient funds to account for this responsibility, and consider meeting with the other Lakeside Districts and offer them the opportunity to cost participate in this endeavor.

After discussion, Mr. Klein presented copies to the Board of the District's proposed Notice of Intent ("NOI") to file an application with the TCEQ for an MS4 Permit, which provides information about the District, population information, the watershed will be receiving stormwater discharges from the District, and other required information. Mr. Klein also distributed copies of the proposed SWMP to the Board. Copies of the District's NOI and SWMP are attached hereto as Exhibit "B". Mr. Klein noted that the documents are drafts and subject to substantive changes, including review and approval of the application by the Subcommittee members. He requested that the Board take action to approve the SWMP and NOI, subject to review, further editing, and approval of the District's application by the Subcommittee members.

Upon motion by Director Arndt, seconded by Director Kinney, and unanimously carried, the Board authorized the execution of the MS4 Permit application by the Board President, subject to review, further editing, and approval of the District's application by the Subcommittee members, and authorized its filing with the TCEQ.

Director Laughlin stated that he would take time to look into updating the District's website, including the possibility to moving the website to a more professional hosting environment. Mr. Monzingo noted that the Board should also consider having the District's website run by a separate firm, as it was his understanding that the other Lakeside Districts do not have the ability to do this type of work. Mr. Klein stated that his firm has the personnel capable of running and updating the District's website once created, should the Board consider outsourcing this work.

Director Stivers stated that the Board would next receive recreational facilities reports and take action as necessary concerning the same, including but not limited to, maintenance and/or improvements related to existing recreation facilities. Mr. Monzingo presented recreational facilities reports from the Associations operating the District's recreational facilities, copies of which are attached hereto as Exhibit "C". Mr. Monzingo noted that the report from the Reserve at Westcreek Owners Association, Inc. (the "Reserve at Westcreek") requested approval from the Board to engage the services of LOMAS Land Maintenance to raise the canopy of trees in the green belt, including the removal of underbrush, in order to provide better access for routine maintenance at a cost of \$5,070. After discussion, upon motion by Director Kinney, seconded by Director Laughlin, and unanimously carried, the Board approved the engagement of LOMAS Land Maintenance by the Reserve at Westcreek to raise the canopy of trees and the removal of underbrush within the green belt. Next, Mr. Monzingo noted that the report provided by the Park at Blackhawk and Lakeside Homeowners Association provided brief updates on the status of current projects and noted that there were no requests for action by the Board.

Director Stivers stated that the Board would next consider the payment of invoices and bookkeeper's report. Mr. Monzingo distributed a revised list of invoices to be paid, a copy of which is attached hereto as Exhibit "D". Mr. Monzingo requested that the Board void Check No. 4383, payable to Director Piccolin, due to his absence from the meeting. After discussion, upon motion by Director Arndt, seconded by Director Kinney, and unanimously carried, the Board approved the payment of invoices, as amended.

Director Stivers stated that the Board would next receive a report regarding the 2019 Legislative Session. Mr. Klein presented this item and provided a brief overview of bills of general interest to water districts that included Senate Bill 2 (provides sweeping reform of the "rollback" process for tax rates), House Bill 305 (requires political subdivisions with taxing authority to post certain information online), House Bill 3001 (requires that the Special Purpose District Public Information Database maintained by the Texas Comptroller's Office include financial information described in certain subsections of the Texas Local Government Code), and Senate Bill 911 (amends Chapter 49 of the Texas Water Code to allow the TCEQ Executive Director, upon reviewing a district's audit report, to request additional information from the district; and allows the Executive Director to review and conduct an on-site audit of a district's financial records).

Next, Mr. Klein provided a brief overview of bills related to the Public Information Act and Open Meetings Act, including House Bill 2840 (amends the Texas Open Meetings Act to require a governmental body to allow each member of the public to address the body regarding an agenda item at the meeting before or during the body's consideration of the item, including rules to limit the amount of time a member of the public may speak, and may not prohibit public criticism of the governmental body), Senate Bill 239 (places certain meeting recording requirements on WCIDs, FWSDs, MUDs, and water improvement districts with populations of 500 or more), Senate Bill 943 (clarifies making "contracting information" public unless covered by an exception under the Texas Public Information Act), Senate Bill 944 (provides preservation rules for public information maintained on privately owned devices), and Senate Bill 1640 (redefines the elements for a walking quorum).

Director Stivers stated that the Board would next take action as necessary concerning the District's website design and management. Director Laughlin stated that he would meet with Mr. Monzingo in order to establish a District account for the hosting of the District's website. He noted that he was also looking at the purchase of a website templet for updating the District's website. Director Laughlin noted that the District would probably need to obtain the services of a photographer to take pictures within the District to enhance the look of the website. Director Kinney suggested that the Board hold off on engaging the services of a photographer until it is determined that the other Lakeside Districts would be participating in a joint website, so that pictures of all of the Lakeside Districts could be obtained.

Director Laughlin suggested that rather than enter into discussions with the other Lakeside Districts on a joint website, he could present a completed website to the other Lakeside Districts and offer space on the District's website for the other Lakeside Districts to post their information., assuming a cost participation agreement can be agreed upon. Director Laughlin noted that the Board should probably authorize a financial expenditure not to exceed a specific amount to allow him to proceed with this work. After discussion, upon motion by Director Arndt, seconded by Director Stivers, and unanimously carried, the Board authorized an expenditure of funds not to exceed \$2,000 for the creation of a new District website. After further discussion, Mr. Klein advised that each Lakeside District have its own separate website, and suggested that the District create a model that can be purchased and replicated by the other Lakeside Districts. In response to an inquiry from Director Stivers, Director Laughlin anticipated having a development site and templet page up and running for presentation and review by the Board at its next meeting.

The next item to come before the Board was to take action as necessary concerning the amenity center site and project, including but not limited to: A) title policy; B) authorizing the issuance of Requests for Proposals ("RFP") for playground equipment; C) appointment of District resident(s) to the District's Amenity Center Subcommittee; D) authorizing the issuance of a Request for Qualifications ("RFQ") for feasibility study for swimming pool; and E) routine maintenance of the Amenity Center lot. Mr. Klein informed the Board that Mr. Castro had obtained a Nothing Further Certificate from Austin Title Company. The Certificate reflects all items recorded since the date the Owner's original Policy of Title Insurance was issued and would be submitted in lieu of a new title policy. A copy of the Nothing Further Certificate is

attached hereto as Exhibit "E". Mr. Klein confirmed that the Nothing Further Certificate was provided to PLACE Designers for submission to the City of Pflugerville (the "City"). He noted that no word has been received by his firm that the City has rejected the use of the Nothing Further Certificate.

Next, Mr. Klein presented the RFP to design, procure and install playground equipment and fall zone material, a copy of which is attached hereto as Exhibit "F". Director Arndt requested that the Board also consider taking up the RFQ for a feasibility study for the swimming pool, a copy of which is attached hereto as Exhibit "G", at the same time. Upon motion by Director Arndt, seconded by Director Kinney, and unanimously carried, the Board approved and authorized Mr. Klein to issue the RFP to design, procure and install playground equipment and fall zone material, and the RFQ for a feasibility study for the swimming pool. After discussion, Director Laughlin requested the Mr. Klein provide him with copies of the RFP and RFQ for posting to the District's website.

Next, Mr. Klein presented a proposed resolution appointing District residents to the Districts Amenity Center Subcommittee. Director Stivers stated that he had reached out to the HOA and its property management company who sent out a call over social media for all interested property owners who might be interested in assisting the District in developing the appearance and type of facilities to be built in the District's Amenity Center Project. Director Stivers informed the Board that he had received responses from five individuals who expressed an interest in being appointed to the District's Amenity Center Subcommittee. He suggested that an effort be made to contact these individuals and meet with them to determine their level of interest and residency status. After discussion, Director Kinney suggested that the District's Amenity Center Subcommittee arrange a meeting with these District residents to meet them and provide information concerning the District's Amenity Center Project. He stated that this would provide an opportunity to determine whether this is an endeavor they would like to be a part of. After discussion, it was the consensus of the Board that the District's Amenity Center Subcommittee take the lead on this issue and arrange to meet with interested residents to provide information concerning the District's Amenity Center Project and determine their interest and residency status for appointment to the District's Amenity Center Subcommittee. In response to an inquiry from Mr. Klein, Director Stivers stated that the residents who had contacted him were Debbie Talbot, Thomas Skahill, Joshua Miller, an individual named William who did not provide his last name and Evan Sanders. Director Stivers stated that he would provide what contact information he had for these individuals to Mr. Castro. After discussion, the Board postponed further action in connection with this item until the Board's next meeting.

Next, Director Kinney informed the Board that he had reached out to LOMAS Land Maintenance for a proposal on cleanup and routine maintenance of the Amenity Center lot, a copy of which is attached hereto as Exhibit "H". After discussion, upon motion by Director Arndt, seconded by Director Laughlin, and unanimously carried, the Board approved the above-referenced proposal.

After discussion, there being no further business and upon motion by Director Stivers that was seconded by Director Laughlin, which was unanimously carried, the meeting was adjourned at 8:35 p.m. until further call.

PASSED, APPROVED AND ADOPTED THIS 13th day of August, 2019.




James Laughlin, Secretary