

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 November 12, 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.; John Barganski of Specialized Public Finance, Inc.; David Klein, Attorney and Fred Castro, Paralegal, of Lloyd Gosselink Rochelle & Townsend, P.C.; and Joshua Miller, Michael Reyna, and Jennifer Glendenning.

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 October 8, 2019 regular meeting. Director Laughlin requested that the first sentence of the third full paragraph on page 3 be revised to read, “Director Laughlin requested direction with regard to the format in which Counsilman-Hunsaker’s final work product should be provided to the Board.” After discussion, upon motion by Director Arndt, seconded by Director Laughlin, and unanimously carried, the Board approved the minutes of the October 8, 2019 regular meeting, as amended.

The next item to come before the Board was to receive public comment. Director Stivers introduced Ms. Glendenning and Mr. Reyna, who had expressed a desire to serve on the Board of Directors. Director Stivers noted that consideration of an appointee to the Board to fill the unexpired term left vacant by Director Piccolin’s resignation would be addressed later in the meeting.

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 recreational facilities. Mr. Collins reported that the developer had drawn his attention to several drainage channel areas within the District that had become overgrown with vegetation. He noted that Lomas Land Maintenance (“Lomas”) had been contacted to look at these areas, come up with a plan, and provide a quote for the work. Mr. Collins noted that areas of concern included the area at Casa Navarro Drive adjacent to Rowe Lane and at Speidel Drive along the 8-acre lake parallel to Harrier Flight Trail. Mr. Collins stated that he had informed the developer that Aquatic Features, Inc. had been contracted to take care of the ponds at the north and south sides of Speidel Drive and confirmed to the Board that this work had been completed. He noted that Lomas had been authorized to take care of the area at Casa Navarro Drive adjacent to Rowe Lane and noted that he had just received the invoice for this work in the amount of \$11,710. Mr. Monzingo noted that the amount would be paid by the administrator of the project, Lakeside WCID No. 2C, and the remaining Lakeside Districts would reimburse their share of the cost under an existing cost share agreement. Mr. Collins noted that most of the work had been completed with a small portion left remaining due to recent rains in the area.

Mr. Collins noted that the channel that runs along and adjacent to Speidel Drive east of Jakes Hill Road posed some difficulty and requested a separate proposal from Lomas for this work. Mr. Collins informed the Board that he had generated a plan to address and clean up erosion and overgrowth of vegetation in this area that included as-built plans, so that regrading of the area would be to original specification, and had provided his plan to Lomas. He informed that Board that Lomas provided a quote to do the work that came in at \$41,622, a copy of which is attached hereto as Exhibit “B”. He noted that payment for this work would fall under an existing cost share agreement amongst the Lakeside Districts. Mr. Collins recommended that the Board accept the Lomas proposal and authorize that the work be done. After discussion, upon motion by Director Kinney, seconded by Director Arndt, and unanimously carried, the Board approved the proposal submitted by Lomas for \$41,622, included in Director Kinney’s motion was approval of channel maintenance work associated with invoicing received from Lomas for work at Casa Navarro Drive adjacent to Rowe Lane for \$11,710. It was at this time that Mr. Collins excused himself from the meeting.

Next, 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 reports from the Park at Blackhawk and Lakeside Homeowners Association (the “HOA”) and the Reserve at Westcreek provided brief updates on the status of its current projects. Mr. Monzingo stated that the HOA had provided a quote for the replacement of two ballfield restroom doors, which are original to the building, for \$4,410.99, submitted by JE Services, LLC. Mr. Monzingo stated that the HOA had provided a quote for the replacement of the docks at Harrier Flight Trail, for \$6,635.68, submitted by JE Services, LLC. Mr. Monzingo stated that the HOA had provided a quote for the replacement of the water fountain at the playground located at the Blackhawk Amenity Center that is ADA compliant, and provides a dog bowl at the bottom for pet use, for \$4,095, submitted by Restroom Direct.

Next, Mr. Monzingo stated that the Reserve at Westcreek’s report indicated that the flagpole lights are not working due to corroded underground wiring. He informed the Board that

the Reserve at Westcreek had obtained a quote of \$2,300 for repairs and a quote for removal and replacement with LED lights that would include a 5-year warranty for \$2,700. He stated that the Reserve at Westcreek would prefer to remove and replace the lights. Mr. Monzingo stated that the Reserve at Westcreek had been unable to obtain additional bids to resurface the basketball court and would like to proceed with this project under the one and only quote they had obtained of \$5,000. Mr. Monzingo informed the Board that the Reserve at Westcreek is also looking into repairs of the fencing at the tennis court and estimated that repairs could total \$1,100. After discussion, upon motion by Director Stivers, seconded by Director Arndt, and unanimously carried, the Board approved the HOA's replacement of two ballfield restroom doors for \$4,410.99; the replacement of the docks at Harrier Flight Trial for \$6,635.68; and the replacement of the water fountain at the playground located at the Blackhawk Amenity Center for \$4,095. Director Stivers' motion also included approval of the Reserve at Westcreek's replacement of flagpole lights for \$2,700, the resurfacing of the basketball court for \$5,000, and repair of the fencing at the tennis court estimated at \$1,100.

Next, Mr. Monzingo informed the Board that the District's Engineer had informed the Board of Lakeside WCID No. 2C that it was his understanding that the Reserve at West Creek has had issues with Lomas and is taking steps to replace Lomas as the landscape contractor responsible for maintaining properties owned by the Reserve at Westcreek. Mr. Monzingo reported that Lomas had discussed the issue with the District's Engineer and is interested in continuing to maintain all areas owned by the Lakeside Districts, including the 44-acre drainage area within the Reserve at Westcreek subdivision. Mr. Monzingo reported that the District's Engineer had requested that Lomas provide him with a proposal for landscape maintenance of District owned properties located within Lakeside WCID No. 2D, and had suggested that the Lakeside Districts might want to engage directly with Lomas for landscape maintenance of all Lakeside District owned properties within the Blackhawk development and remove this responsibility from under the homeowners association's jurisdiction.

Director Stivers stated that the Board would next consider action concerning a funding request from the HOA. Mr. Monzingo requested that the Board table this item in order to allow him an opportunity to review the information provided by the HOA in support of their request. After discussion, the Board postponed action in connection with this item.

Director Stivers stated that the Board would next consider the payment of invoices and bookkeeper's report. Mr. Monzingo provided a list of invoices to be paid; an account transfer of funds from TexPool and quarterly investment report, copies of which are attached hereto as Exhibit "D". Mr. Monzingo requested that the Board void Check No. 4453, payable to Director Piccolin, due to his resignation from the Board. Mr. Monzingo requested that the Board add Check Nos. 4466 and 4467 each for \$138.52, payable to Directors Stivers and Kinney for attendance at a District subcommittee meeting. Mr. Monzingo requested that the Board add Check No. 4468 for \$277.04, payable to Director Laughlin for District website design and management related activities. After discussion, upon motion by Director Laughlin, seconded by Director Kinney, and unanimously carried, the Board approved the payment of invoices, transfer of funds, and quarterly investment report, as amended.

Director Stivers stated that the Board would next take action as necessary concerning District website design and management. Director Laughlin provided the Board with a brief update in connection with his efforts to upgrade the District's website to accommodate District information that must be maintained on the District's website, pursuant to new legislation passed during the recent 86<sup>th</sup> Legislative Session. After discussion, Director Laughlin suggested that a meeting to address operational and technical issues associated with the design and management of the District's website be scheduled with Mr. Klein.

The next item to come before the Board was to take action as necessary concerning the amenity center site and project. Director Arndt informed the Board that the District's Amenity Center Subcommittee met prior to the Board meeting to review the proposed architectural site plan, various overall floor plans, and elevations for the new amenity center. Director Kinney suggested that additional discussions are necessary in light of alternative ideas that have been proposed related to expanding the clubhouse foot print and adding an outdoor pavilion. After discussion, and in response to an inquiry from Director Laughlin, Director Kinney informed the Board that PLACE Designers had been directed to halt all activity related to this project, pending results of the feasibility study being prepared by Counsilman-Hunsaker. Director Stivers stated that the District's Swimming Pool Subcommittee would make contact with Counsilman-Hunsaker to determine the progress and schedule for completion of the feasibility study.

Director Stivers stated that the Board would next take action concerning the resignation of Director Travis Piccolin. In response to an inquiry from Director Stivers, Mr. Castro confirmed that the District was in receipt of Director Piccolin's written resignation, a copy of which is attached hereto as Exhibit "E". In response to an inquiry from the Board, Mr. Klein recommended that the Board take action to accept Director Piccolin's resignation from the Board. Upon motion by Director Arndt, seconded by Director Stivers, and unanimously carried, the Board accepted Director Piccolin's written resignation from the Board. Mr. Klein stated that the Board's next step would be to take action to appoint a qualified individual to serve out the remaining term of Director Piccolin's seat on the Board.

Director Stivers stated that the Board would next take action to appoint a new director. In response to an inquiry from Director Stivers, Mr. Castro informed the Board that Ms. Glendenning and Mr. Reyna had completed director vacancy questionnaires, copies of which are attached hereto as Exhibit "F", and have been determined to be qualified to serve on the Board of Directors. After discussion, Director Laughlin invited Ms. Glendenning and Mr. Reyna to address the Board to introduce themselves and provide information concerning their background and experience that they feel would assist the members of the Board in making a decision on who to appoint to fill the vacant seat currently on the Board. After discussion, Mr. Klein informed the Board that action concerning the appointment of a new member to the Board of Directors of the District may be postponed to allow the Board an opportunity to consider these candidates.

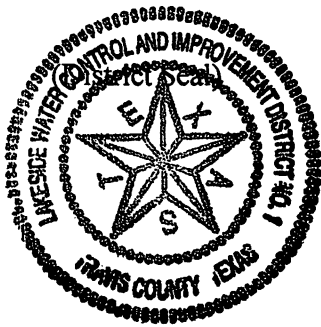
Next, Ms. Glendenning followed by Mr. Reyna addressed the Board individually and provided a brief summary of their background and experience and why they wished to serve on the District's Board of Directors. Next, Mr. Klein provided a brief summary of the history of the District and its responsibilities for providing water, wastewater, stormwater drainage, and recreational services and facilities as prescribed under the Texas Water Code. After discussion,


Mr. Klein suggested that should either, Ms. Glendenning or Mr. Reyna have additional information concerning their background and/or experiences they would like to provide to the Board, they should provide that information to his office and he would forward on that information to the members of the Board. After discussion, the Board took no action in connection with this item.

There were no announcements or requests for items at the Board's next meeting.

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 8:02 p.m. until further call.

PASSED, APPROVED AND ADOPTED THIS 14th day of January, 2020.



  
James Laughlin, Secretary