

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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LAKESIDE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

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On October 13, 2020, at 7:00 p.m., as authorized by the March 16, 2020 proclamation by the Office of the Governor, as extended, suspending certain provisions of the Texas Open Meetings Act in response to the COVID-19 public health threat, the Board of Directors of Lakeside Water Control and Improvement District No. 1 (“District”) held a regular meeting, open to the public, by a two-way, toll-free telephonic conference call, accessible by dialing (877) 309-2073, then entering access code 335-017-965 (in person meetings are typically held at the Blackhawk Amenity Center, 3111 Speidel Drive, Pflugerville, Texas). A copy of the notice of meeting along with associated certificates of posting are attached 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
Joshua Miller	Assistant Secretary

All members of the Board participated by telephone, thus constituting a quorum of the Board of Directors. All Directors who participated by telephone voted on all matters that came before the Board. Also participating by telephone were Jeff Monzingo of Montoya & Monzingo, LLP; Keith Collins of Randall Jones Engineering, Inc.; David Klein and Maris Chambers, Attorneys, of Lloyd Gosselink Rochelle & Townsend, P.C.; and Fred Castro, Paralegal, of Lloyd Gosselink Rochelle & Townsend, P.C.

Mr. Klein stated this meeting was being held under the authority of the Governor’s March 16, 2020 proclamation, as extended, suspending certain Texas Open Meetings Act laws in response to the current COVID-19 pandemic and statewide disaster declaration. He then said that this open meeting of the Board of Directors was being recorded, in compliance therewith, and that this recording would be made available to the public. Mr. Klein also stated that the Board would provide members of the public with the opportunity to participate, as in any normal District open meeting, explaining that participation via the noticed telephone number was toll-free and allowed for two-way communication. Mr. Klein asked that the attendees refrain from interrupting each other and use the same courtesy as they would during an in-person meeting, stating that the Board would announce the instances where comments from the public would be accepted.

Director Stivers called the meeting to order at 7:02 p.m. and announced that a quorum of the Board was in attendance (on the call). Director Stivers stated that the Board would next consider the approval of the minutes of the September 15, 2020 regular meeting. Upon motion by Director Laughlin, seconded by Director Kinney, and unanimously carried, the Board approved the minutes of the September 15, 2020 regular meeting, as presented.

The next item to come before the Board was to receive public comment. No comments from the general public were received by the Board.

Director Stivers stated that the Board would next receive a report from the District's Engineer. Mr. Collins stated that he was working to address comments received from the Travis County Floodplain Administrator on the pedestrian trails project within the greenbelt in Lakeside WCID No. 2D.

The next item to come before the Board was to consider the annual review of the District's Investment Policy. Mr. Klein noted that the Board was required to review and approve the District's Investment Policy on an annual basis. He added that upon review of the District's Investment Policy by his firm and Mr. Monzingo, the District's Investment Officer, no changes to the District's Investment Policy are recommended at this time. Upon motion by Director Stivers, seconded by Director Arndt, and unanimously carried, the Board adopted a resolution regarding its annual review of the District's Investment Policy, a copy of which is attached hereto as Exhibit "B".

Director Stivers stated that the Board would next receive recreational facilities reports and take action concerning the same, including, but not limited to, operations, maintenance, and/or improvements related to existing recreational 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". Next, Mr. Collins presented a proposal from Lomas Land Maintenance ("Lomas") for the removal of Hackberry trees engulfing chain link fences located at the retention pond outlet structures within the Estates of Rowe Lane, and included the removal of piles of brush dumped in the area over privacy fencing for a cost of \$3,560. He noted that this type of work was outside the scope of landscape maintenance services normally performed by Lomas. Mr. Collins stated that this work did not require District Board approval, but wanted to make the Board aware of this project as it was not a budgeted item. He added that he would request that Lomas obtain address information associated with the piles of brush dumped over the privacy fencing of adjacent property owners so that the HOA could send out letters notifying these property owners that trash dumping on District property is not allowed.

Next, Mr. Collins presented a proposal from Concretex. He reiterated that at the Board's last meeting Concretex provided a quote for the replacement of approximately 950-feet of fence at a price of \$38,000, and that he had recommended that he be authorized to meet with Concretex personnel to determine what repairs were necessary in order to develop a more precise scope of services to be performed. Mr. Collins stated that Concretex's new quote lists areas of replacement and repair based on a priority system with Priority 1 requiring immediate attention, Priority 2 requiring attention within the next 12 months, and Priority 3 to be addressed within the next 2 years. Mr. Collins added that Concretex's proposal addressed an immediate need and called for

the removal and reinstallation of 72 posts, and approximately 8 panels, and at least one top rail for a total cost of \$20,000. Mr. Monzingo stated that it was his understanding that the Park at Blackhawk and Lakeside Homeowners Association (the "HOA") would assume responsibility for administering the work associated with these repairs and payment would be made out of funds contributed by the Lakeside Districts for the operation and maintenance of District-owned facilities.

Director Stivers stated that the Board would next consider the payment of invoices and Bookkeeper's report. Mr. Monzingo distributed a list of invoices and money transfers, copies of which are attached as Exhibit "D". Mr. Monzingo requested that the Board transfer \$60,000 out of the District's money market account into the District's checking account to pay bills. He also recommended that the Board consider the transfer all but \$25,000 out of the District's TexPool Investment Account to the District's Money Market Account in order to maximize interest income. After discussion, upon motion by Director Laughlin, seconded by Director Stivers, and unanimously carried, the Board approved the payment of invoices; the transfer of \$60,000 out of the District's money market account into the District's checking account to pay bills; and the transfer of \$115,908 out of the District's TexPool Investment Account to the District's Money Market Account, as recommended.

Director Stivers stated that the Board would next consider an offer received by the District to purchase property. Mr. Klein presented this item noting that the District had received an offer to purchase property owned by the District, a copy of which is attached hereto as Exhibit "E". Director Kinney noted that the property in question referenced the property on which the District's stormwater detention pond is located. After discussion, upon motion by Director Arndt, seconded by Director Kinney, and unanimously carried, the Board rejected the above-referenced offer to purchase property owned by the District.

Director Stivers stated that the Board would next consider action concerning the amenity center site, project, including but not limited to: A) potential for purchase of additional 5-acre plot including single family home and freestanding metal building adjacent to the District's amenity center site property and the potential ramifications on the Amenity Center Project; and B) status update on Amenity Center Project. At 7:36 p.m., upon motion by Director Stivers, seconded by Director Laughlin, and unanimously carried, the Board convened in Executive Session to deliberate the acquisition of certain real property, and to receive advice from its attorneys regarding such acquisition, as provided by the Open Meetings Act, Section 551.071 & 551.072 of the Tex. Gov't. Code Ann. At 7:57 p.m., upon motion by Director Stivers, seconded by Director Arndt, and unanimously carried, the Board reconvened in open session. Director Stivers stated that no action was taken by the Board in Executive Session.

Next, Director Kinney provided a brief update on the District's Amenity Center Project. He stated that copies of the latest set of plan drawings had been distributed to the Board, copies of which are attached hereto as Exhibit "F". He noted that copies were distributed to the District's Amenity Center Subcommittee, including non-Board member Subcommittee members for discussion purposes, but noted that no comments from the non-Board member Subcommittee members were received. Director Kinney stated that PLACE Designers was awaiting comments from the Board concerning the plans and further direction on moving the project forward. He

noted that he had few questions concerning the overall floorplan, including the placement of certain interior walls, and the types of windows proposed for the building. Director Miller noted that he had concerns with the placement of the outdoor bar and the use of roll-up security screens. Director Kinney stated that he was not in favor of the concept put forth by PLACE Designers and he suggested that the standalone bar be removed and that a countertop be placed up against the building to optimize the use of the space. Director Kinney added that he would indicate these changes on the drawings and provide them to PLACE Designers. In response to an inquiry from Director Stivers, Director Kinney noted that the rough dimensions of the rooms were approximately 18' x 18' for the catering kitchen, 60' x 23' for the gathering area, 20' x 27' for the conference room, and 80' x 45' for the patio area. He noted that the patio currently sits where a swimming pool or other amenity could be added at a later date.

Next, Director Kinney moved on to roof plan for the facility and the exterior elevations. He noted that the differences between Option 1 and Option 2 of the materials concern how the roofline is depicted. After discussion, Director Kinney stated that he would work with Director Miller to markup changes to the plan set and provide same to PLACE Designers. He noted that once this was done the ability to make substantive changes would be lost. After discussion, it was the consensus of the Board to proceed with the Option 2 plan set. Director Stivers suggested that the Board take another opportunity to review the plan set once the changes discussed tonight were made, prior to going final. Director Kinney suggested that the Board schedule a special meeting of the Board prior to its next regular meeting in November to keep the project moving forward. The Board agreed with this plan.

Director Stivers stated that the Board would next take action concerning management of District website and sharing of platform. Ms. Chambers stated that follow-up items included obtaining and uploading biographies for each Board member, including the uploading of photographs of individual Board members and uploading a copy of the District's logo. Director Stivers stated that he would assume responsibility for scheduling a photo opportunity with Pat McCord for each Board member.

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, seconded by Director Laughlin, and unanimously carried, the meeting was adjourned at 8:35 p.m. until further call.

PASSED, APPROVED AND ADOPTED THIS 10th day of November, 2020.



James Laughlin, Secretary

(District Seal)