

LAKE POINTE MUNICIPAL UTILITY DISTRICT

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

January 14, 2021

The Board of Directors of Lake Pointe Municipal Utility District (the "District") met in a regular session, open to the public, on January 14, 2021 at 7:00 p.m., via videoconference meeting to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). The regular meeting, open to the public, was held virtually on zoom.com in accordance with the order of the Office of the Governor of Texas issued March 16, 2020. 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 Steven Knuff
Director Robert Salgo
Director Fred Goff
Director Jason Rew-Hunter
Director Chris Lupton

All of the members of the Board were present, except Director Lupton. Also, in attendance were William Swanks with TUMCO; Josiah Longbons and Blake Foree of Landscape Resources; Randall Wilburn with Gilbert Wilburn PLLC; Jason Baze with Jones|Carter; Jason Bethke from the West Travis Co PUA; and Pat Sinnott.

Item No. 2

Item No. 2 was to receive public comment on items not on the Agenda. No residents addressed the Board. The Board took **NO ACTION** on this item.

Item No. 3

Item No. 3 was to receive an update from the Lake Pointe Homeowners' Association. The Board took **NO ACTION** on this item.

Item No. 4

Item No. 4 was to discuss, consider, and take action as necessary regarding the appointment of Officers. President Knuff made a motion to continue with the officers of Steven Knuff as President, Robert Salgo as Vice-President, and Fred Goff as Secretary/Treasurer. Director Salgo seconded the motion, and it **PASSED** unanimously.

Item No. 5

Item No. 5 was to discuss, consider, and take action as necessary regarding the submittal of the District's revised Registration Form. Director Salgo made a motion authorizing submittal of the revised form to the TCEQ. Director Rew-Hunter seconded the motion, and the motion **PASSED** unanimously.

Item No. 6

Item No. 6 was to review and approve minutes of the December 10, 2020. Operations Manager Swanks and Director Salgo noted two revisions to the draft minutes. President Knuff made a motion to approve the minutes as amended. Director Rew-Hunter seconded the motion, and it **PASSED** unanimously.

Item No. 7

Item No. 7 was to discuss, consider, and take action as necessary regarding the District's financial reports and payment of bills and invoices. Director Salgo made a motion to pay the invoices as presented. Director Rew-Hunter seconded the motion, and it **PASSED** unanimously.

Item No. 8

Item No. 8 was to discuss, consider, and take action as necessary regarding maintenance of the District's facilities, including the District's pond maintenance program. Operations Manager Swanks stated that he had not heard back from the District's Engineer regarding the status of the proposals for the next round of pond maintenance. The Board also discussed an issue regarding trash that had been deposited behind a home on Emerald Falls Drive and directed Mr. Swanks to lock the gate upon removal of the debris. Finally, Operations Manager Swanks mentioned an issue regarding the installation of a trash can at the Vista Pointe Park. The Board took **NO ACTION** on this item.

Item No. 9

Item No. 9 was to discuss, consider, and take action as necessary regarding landscape services within the Lake Pointe Subdivision. Josiah Longbons and Blake Foree with Landscape Resources provided the Board with an update on the status of the landscaping. They also noted that Landscape Resources is working on some design proposals for future meetings. President Knuff asked about the status of the irrigation line completion, and Mr. Foree noted that he was not aware of the status. The Board took **NO ACTION** on this item.

Item No. 10

Item No. 10 was to discuss, consider, and take action as necessary regarding ongoing activities of the West Travis Co Public Utility Agency ("PUA"). Jason Bethke provided an update to the Board regarding the PUA. He noted that the PUA had settled the pending lawsuits with the local developers. Mr. Bethke stated that the developer agreed to pay for the construction of the water line expansion and the outstanding impact fees for the project as part of the settlement.

President Knuff asked for an update on the Capital Improvement Plan. Mr. Bethke noted

that the PUA will be reviewing the projects on the CIP and that the PUA Board was waiting on a proposal from Murfee Engineering for completing the CIP development project. President Knuff also asked about the pending rate study, and Mr. Bethke stated that the PUA staff are working on a proposal for the study.

Director Salgo asked about the revegetation program around the Community Center. Operations Manager Swanks and President Knuff noted that Cash had not completed the revegetation project. The Board took **NO ACTION** on this item.

Item No. 11

Item No. 11 was to discuss, consider, and take action as necessary regarding the Preserve. President Knuff reported that Austin Energy had received the draft easement for installation of the electric line for a possible future dock. He noted that Austin Energy has stated it will not provide an estimate without the District first granting Austin Energy with an easement. The Board discussed paying for the Austin Energy costs for an estimate so that the Board could determine whether it would go forward with the project and need the easement. President Knuff made a motion to authorize the District's Counsel to discuss these issues with Austin Energy. Director Salgo seconded the motion, and it **PASSED** unanimously.

Item No. 12

Item No. 12 was to discuss, consider, and take action as necessary regarding the District's website. President Knuff noted that he would be adding Director Rew-Hunter's biography and photograph to the website. The Board took **NO ACTION** on this item.

Item No. 13

Item No. 13 was to discuss, consider, and take action as necessary regarding the Boundary Fence Project within the Lake Pointe Subdivisions. Jason Baze with Jones|Carter updated the Board on the progress of the project. He stated that he had been working with Director Salgo on various items. Mr. Baze stated that the team had met with the HOA regarding the draft conceptual plan. On December 16, 2020, he received comments from Travis County Engineering, and he met with the reviewer before today's meeting. Travis County pointed out some issues with the location of the existing fence within some sight-line easements, which is a traffic safety issue. Design Workshop has started the design for the project, and they are considering a couple of different construction techniques based upon the appearance of the sample wall. Mr. Baze is also coordinating the alignment issues with Design Workshop. He noted his meeting with the arborist, including the development of a damage prevention plan for the existing trees along the wall construction. The structural engineer is coordinating with Mr. Baze and Design Workshop prior to initiating the structural design. Finally, he stated that he is working toward a draft set of plans for presentation to the Board at the March Board Meeting and executing a contract for construction in April, with construction beginning in late April or early May. Operations Manager Swanks asked about the development of a construction budget, and Mr. Baze responded that he was working with contractors to come up with an estimate for presentation to the Board at the next meeting. The Board took **NO ACTION** on this item.

Item No. 14

Item No. 14 was to discuss, consider, and take action as necessary regarding the District's Audit for Fiscal Year 2020. Ms. Shaina Oleson with Maxwell Locke & Ritter made a presentation of the District's Audit. She noted that the District was receiving a "clean opinion" in the Audit. Director Salgo made a motion to approve the Audit as presented and authorize filing with the TCEQ. Director Rew-Hunter seconded the motion, and it **PASSED** unanimously.

Item No. 15

Item No. 15 was to discuss, consider, and take action as necessary regarding an Order Adopting the District's Investment Policy. Director Salgo made a motion to approve the Order as presented. Director Rew-Hunter seconded the motion, and it **PASSED** unanimously.

EXECUTIVE SESSION

The Texas Open Meetings Act, Chapter 551 of the Texas Government Code, authorizes the Board of Directors to convene in close or executive session for certain purposes, including receiving legal advice from the District's attorney (Sec. 551.071); discussing real property matters (Sec. 551.072); discussing gifts and donations (Sec. 551.073); discussing security personnel or devices (Sec. 551.076); and discussing information technology security practices (Sec. 551.089). If the Board of Directors goes into executive session to discuss any item on this agenda, the President Officer will announce that the Board will meet in Executive Session will be held, will note the time, and will identify the item to be discussed and the provision of the Open Meetings Act which authorizes the Executive Session. The District may meet in executive session on any agenda item or any item listed below:

- A. the District's Preserve;
- B. West Travis County PUA;
- C. Safety issues related to COVID-19; and
- D. ongoing or pending litigation involving the District.

The Board did not meet in Executive Session.

Item No. 16

Item No. 16 was to discuss Future Agenda items. The Board did not have any additional items to propose for future agendas.

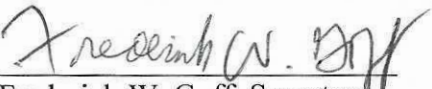
Item No. 17

Item No. 17 was Adjournment. President Knuff made a motion to adjourn the meeting. Director Salgo seconded the motion, and it **PASSED** unanimously.

PASSED, APPROVED, AND ADOPTED this 11th day of February 2021.



(DISTRICT SEAL)


Frederick W. Goff, Secretary