

**LAKE POINTE MUNICIPAL UTILITY
DISTRICT MINUTES
November 12, 2025**

The Board of Directors (“Board”) of Lake Pointe Municipal Utility District (“District”) met in person for a regular meeting on November 12, 2025 at 6:00 p.m., open to the public. The District posted a copy of the Notice of the meeting as required.

President Elam called the meeting to order at 6:00 p.m.

The following Board Members were present, thus constituting a quorum:

Terry Elam	President	Present
Jody Flaws	Vice President	Present
Valerie Dashtara	Secretary/Treasurer	Present
Michael Jopling	Director	Present
David Lewis	Director	Present

Also in attendance was William Swanks with TUMCO; Doug Mains with Elite Computing, LLC; Matt Kutac with the Law Office of Matthew B. Kutac, PLLC; Josiah Longbons and Blake Foree with Landscape Resources, Inc. (“LRI”); Luis Hidalgo with Knight-Fowler-Millsap, LLC (“KFM”); and Pat Sinnott, Lake Pointe Homeowners Association representative (“LPHOA”).

PUBLIC COMMENT

- 1. Receive communications from the public on items not listed on the posted agenda.** None.
- 2. Public Comment on Agenda Items.** None.

MINUTES

- 3. Review and approve minutes for the October 8, 2025 regular meeting.** Director Flaws made a motion to approve the meeting minutes from the October 8th regular session as presented. Director Dashtara seconded the motion, and the motion passed 5-0.

REPORTS AND COMMITTEE MATTERS

Receive reports from committees and provide representatives and discuss, consider, and take action on reports, committees, committee structure and assignments, committee responsibilities, any proposals presented by the committees or providers, and take any related action on the following items, including:

- 4. Outreach Committee - (Director Elam, Director Flaws)**
 - A. Collaboration with the West Travis County Public Utility Agency (“WTCPUA”) on**

water, water transmission, water storage, wastewater treatment and related issues, including:

- 1) **Receive update from WTCPUA representative and provide direction as necessary;** The WTCPUA representative was absent, and this item was tabled.
- 2) **Easement on and maintenance agreement for Preserve access road;** Legal Counsel Kutac confirmed that the WTCPUA legal team had approved the version of the road maintenance agreement that was reviewed by the District. Director Elam made a motion to approve the signing of the agreement with WTCPUA, which outlines a 50/50 split on maintenance responsibilities. Director Jopling seconded the motion, and the motion passed 5-0.
- 3) **Discussion of WTCPUA shared road improvements as suggested by KFM;** The item was closed and will be taken off the next meeting's agenda. No action.
- 4) **Review letter to WTCPUA regarding proposed allocation of costs related to Lake Pointe WWTP and take action as necessary regarding such matter;** This item was discussed during the Executive Session*. No action was taken in the Executive Session.

B. Collaboration with the Lake Pointe Homeowners' Association ("LPHOA"), including:

- 1) **Transfer of certain electric utility accounts from LPHOA to the District;** General Manager Swanks reported that he is working on the transfer, which is proving complicated due to the difficulty of locating necessary documentation. Mr. Swanks will continue working on the item.

The LPHOA representative provided updates on the Community Center and expressed concerns about a recent graffiti incident and underage driving of golf carts and electric bikes, leading to a discussion about increasing police patrols. No action.

C. Collaboration with other governments and private entities on issues affecting the District;

- 1) **AT&T Fiber installation activities;** Director Elam reported that AT&T is done with infrastructure installation and is actively canvassing the neighborhood for customers. Director Lewis requested a follow-up call to Travis County regarding a utility ditch on Resaca that had sunk back in. Discussion also covered contacting Travis County regarding the need for repainting at the Bayton exit to clarify incoming and outgoing lanes to prevent accidents. No action.

5. Facilities Committee – (Director Elam, Director Jopling)

- A. **General landscape maintenance report;** LRI reported that they are now on their winter schedule (three weeks of service in November, with the week of Thanksgiving off). Fall mulch installation was started and is expected to be completed shortly. Next week, LRI will

perform fall turf management.

- B. Landscape services contract, should changes be necessary;** Director Jopling made a motion to approve the Landscape Management Agreement, which incorporates a longer term, updated rates, and specific scope items including maintenance in the Preserve areas (such as benches and the pedestrian trailhead). The contract also sets the rate for maintenance work required outside of the agreement. Director Elam seconded the motion, and the motion passed 5-0. The Board decided this item to be removed from future agendas.
- C. Projects – proposed, new and status of approved projects;** LRI confirmed the completion of several proposals approved at the last meeting, including the Vista Point Park stump removal, Pointe View Pond tree line purge, and Kayak area cleanup. The vine treatment is 85% complete, with one more treatment remaining. No action.
- D. Neighborhood Residential Construction Projects;** No new updates were reported. No action.
- E. Discuss, consider, and take action on the PUA Treated Effluent Irrigation feasibility study;** This item was tabled. No action.
- F. Stormwater basin maintenance;** No new updates. No action.

6. Lake Pointe Projects Committee (Director Flaws, Director Lewis)

- A. Authorize any further scope items under approved proposals from District engineer for design services related to wall, park, dock and dock access route projects, to include discussion of design concepts and Committee coordination with District engineer;** The committee provided an update on the following items. No action.
 - i. Vista Pointe Park Improvements:** KFM is finalizing tighter bid numbers for the project. Planned improvements include a new bathroom (utilizing raw water for toilets), integrated grills, a sink with potable water, improved lighting and fans in the pavilion, replacement of the baby swing area with a covered unit, and potentially moving the vehicle access gate further back to increase park usability and address the damaged gate.
 - ii. Parking Pad/Trailhead:** Due to the February 1st preserve construction blackout date, this project is considered urgent. KFM is gathering preliminary contractor pricing and evaluating options for the walking trail (including materials like decomposed granite, wood, or Echo Creto permeable concrete).
 - iii. Boundary Fence/Wall:** KFM reported that the survey work is essentially complete but requires a meeting with the survey team to confirm and add necessary details. Once finalized, the District will begin the easement process with Travis County for wall encroachments.

- B. **Discuss, consider and take action on proposed contract documents and plans for Lake Austin Boat Dock Project and authorize advertising and bidding of project;** This item was discussed and taken up during the Executive Session for the purpose of legal advice*. When reconvened in open session, Director Flaws made a motion to amend last month's motion to approve the bidding of the swim dock subject to making the boat dock piece of the project an alternate item in the bidding process. Director Lewis seconded the motion, and the motion passed 5-0.
- C. **Review of recently performed surveys within the District and take action as necessary in connection with the wall project;** This item was discussed in 6A. No action was taken.
- D. **Discuss, consider and take action on proposed contract documents and plans for Vista Pointe Park Improvement project;** This item was discussed in 6A. No action was taken.

7. Finance and Audit Committee - (Director Flaws, Director Lewis)

- A. **Approve the District's financial reports and payment of the District's bills, invoices, and Directors' fees;** Director Dashtara made a motion to approve the October Director Fees totaling \$5,746. Director Flaws seconded the motion, and the motion passed 5-0. Director Flaws made a motion to pay the outstanding October bills, totaling \$112,078.79, subject to review by the General Manager and the Finance Committee for proper categorization/capitalization. Director Dashtara seconded the motion, and the motion passed 5-0. Director Flaws made a motion to approve the Lake Pointe MUD Quarterly Investment Report. Director Lewis seconded the motion, and the motion passed 5-0.
- B. **Matters related to upcoming bond issuance;** The Board discussed the need to accelerate the preparation of the Bond Application Report by the engineer. Director Flaws moved to approve an expenditure up to and not to exceed \$10,000 to engage Ken Heroy (either directly or through KFM) to commence preparation of the bond application report, with the full cost to be approved at the next meeting. No second was offered, and vote was not taken.

8. Preserve Committee – (Director Jopling)

- A. **Issues affecting the Preserve – report and action as necessary;** General Manager Swanks reported that the firebreak maintenance work is expected to be finished by the end of December/early January. The firebreak crew continues to clean litter and debris in drainage areas. No action.
- B. **Volunteer initiatives and contributions;** Director Jopling confirmed that the community-wide trail cleanup day is tentatively scheduled for December 6th. The waiver form is available on the District website for volunteers. No action.

9. Communication Committee - (Director Elam, Director Flaws)

- A. **District's digital accounts, including updates, website, meeting transportation, and IT issues;** The committee confirmed direction to the IT consultant Doug Mains to revamp the website's bond project section to improve navigation and provide clearer, panel-based updates. It was suggested that a subdomain (e.g., projects.lakepoint.org) be created for this new content. Discussion included upgrading the Preserve Gate's internet service to utilize the new AT&T fiber for improved security camera systems. No action.

B. District's historical records and records management; General Manager Swanks gave boxes of historical records to the IT consultant Doug Mains for scanning. No action.

C. Resident communications; Upcoming resident communications will include updates on the volunteer cleanup day and the launch of the new project website panel. A reminder about Christmas tree disposal requirements will be sent out in December. No action.

OTHER MATTERS

10. Discuss, consider and take action regarding regulatory matters related to Lake Austin dock Project; This item was addressed during Executive Session for the purpose of legal advice*. This item was addressed under item 6(B).

11. Discuss, consider and take action regarding authorization of District engineer to prepare and submit a bond application report in support of the issuance of unlimited tax bonds by the District for park and recreational facilities, adoption of an order authorizing application for approval of project and park and recreational facilities bond issue by the Texas Commission on Environmental Quality, and take other actions as necessary in connection therewith; This item was discussed under Item 7(B).

12. Discuss, consider and take action regarding adoption of Resolution Declaring Intention to Reimburse Project Expenditures From the Proceeds of Tax-Exempt Obligations; Director Flaws made a motion to approve the Resolution Declaring Intention to Reimburse Project Expenditures from the Proceeds of Tax-Exempt Obligations. Director Lewis seconded the motion, and the motion passed 5-0.

13. Discuss and take action regarding homeowner violations of District construction rules and trespass and dumping on District property; This item was addressed during Executive Session for the purpose of legal advice*. When reconvened in open session, Director Elam made a motion to authorize legal counsel to send a notice of encroachment to a resident. Director Lewis seconded the motion, and the motion passed 5-0.

**Executive Session:* The Board convened in Executive Session at 8:20 PM under section 551.071 of Texas Government Code for the purposes of legal advice on the Items 4(A)(4), 6(B)/10, and 13. The Board reconvened in Open Session at 9:49 PM. No action was taken in closed session.

14. Adjourn. Director Elam moved to adjourn the meeting. Director Lewis seconded the motion, and the motion passed 5-0. The meeting adjourned at 9:50p.m.

EXECUTED this the 10th day of December, 2025.



Valerie Dashtara
Valerie Dashtara, Secretary/Treasurer